





# Time for tradition

## Museum Festival of Trees draws crowds from throughout area during holidays

Andrea King  
Staff Writer

The weather outside may be frightful, but inside the Belleville Area Museum, holiday cheer is ready to be shared during the annual Festival of Holiday Trees.

From now until Dec. 29, more than 40 different trees and wreaths decorated with lights, ornaments and other festive items will be on display from noon to 4 p.m. Tuesday through Saturday at the museum, located at 405 Main St. in downtown Belleville.

The 10th annual exhibit, which

is now considered a holiday tradition, is also the center of holiday activities, according to Diane Wilson, director of the Belleville Area Museum.

"My favorite part about the event is seeing all the different trees," she said.

Throughout the entire month, the festival of trees brings in a crowd of more than 1,000 visitors from all around the Metro-Detroit area, Wilson said.

"People from the Belleville community will bring in their relatives visiting for the holidays and the groups who decorate the trees

will bring in their parents, grandparents and other people they know," she said. "It's a great way to get new and different people into the museum."

Tree-trimming participants are required to bring in their own tree or wreath to decorate with their choice of theme and decorations. Phillip Miller, president of the Belleville Area Council for the Arts, said their group decided on a musical-themed tree covering the branches with various musical composers.

"We decorate one every year. It's a council tradition and a good reason for the holidays," he said.

Donna Riley from Meijer, also adorned a tree last week in red, white and Meijer decorations to represent the Belleville store.

"We're doing some really awesome stuff in the community now and this is a cool way to give back," said Riley, a Wayne resident.

Other trees and wreaths already set to shine are several by the museum historical society. One tree will take visitors to Germany for Christmas by featuring different traditions of the country. A second tree by a historical society member is a dog-themed tree covered in doggy



Donna Riley, a Wayne resident and representative from Meijer, also adorned a tree last week in red, white and Meijer decorations to represent the Belleville store.



Phillip Miller, president of the Belleville Area Council for the Arts, said their group—which decorates a tree every year—decided on a musical-themed tree covering the leaves with various musical memorabilia.

dishes, different breeds of the furry-friends and even a dog nativity scene on the side. Another tree-tradition is the historical society stocking tree, which doubles as a fundraiser for the group.

"Each member fills the stockings full of money throughout the year to raise funds for the museum," said Wilson. "People have been doing this for years, even before the museum was even here."

Some new trees on display this year include ones from the Red Hat Society, the Mom's Group of the First United Methodist Church, Marti's Gift Gallery, Cub Scout Pack 821 and State Senator

Bruce Patterson and the Sumpter Township Republican Club.

There are also plenty of old favorites, like the Habitat House, covered in pictures of their projects; the Huron Valley Conservative Club, which is giving away free bird seed and the children's favorite—the McDonald's tree decorated in different Happy Meal toys.

Wilson said there are also holiday treats and treasures for sale in the gift shop and the nickel and dime store during the festival of holiday trees.

"The event really makes the community feel a part of the museum," she said.

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# City not worried about jobs, home sales link

Molly Tippen  
Staff Writer

The overall jobs picture in the state might be of concern in some cities, but it's not impacting development in Romulus.

Romulus is the site of 1,200 new homes, some of which are still in the planning stages, according to city officials. And they all agree they are not afraid the city will have numerous unoccupied homes even if some of the predictions about layoffs at GM and the constant stream of manufacturing job losses come to pass.

"One thing that I've noticed about the City of Romulus is that homes are selling faster than in some of our neighbors, like Taylor," said Tim Keyes, economic development director for Romulus. "I think if the market came to a grinding halt, we'd obviously be more concerned. But there's still a lot of activity right now."

Home sales statistics for Romulus are not tracked by the city, but statewide sales estimates indicate the red hot housing market might be cooling. Either way, Keyes said it's especially important at times like this to keep an

eye on the market.

"We watch his very closely so we can anticipate some of the circumstances that might come," he said. "Though we watch the market, it doesn't mean we're worried because we've performed so well."

Romulus is one of several area communities that have a lot of hopes pinned on new home development. Taylor has several residential projects under way, Inkster is expected to build about 500 new homes.

During the past five years, Romulus officials have aggressively courted home builders and

developers to increase the city tax base. But cities can't always control what get put on their land because state laws prohibit that, Keyes said.

"A developer can build as many homes as he wants as long as he is in compliance with all local zoning specifications and ordinances," he said. "We're not allowed to control it from there. But we can only assume that the developers have really done their homework by building the right kinds of homes and pricing them correctly. In our case, I really think we have. It's all about what the market will bear."

Councilman William Wadsworth said he has noticed some for sale signs, but that he doesn't see an indication of slower home sales.

"I'm not really worried," he said. "I don't think we're going to have a glut of homes."

Michigan is still struggling with high unemployment, which is directly linked to home sales and foreclosures. In October, the seasonally adjusted unemployment rate was 6.1 percent, down 0.4 percent from the previous month, according to the State Department of Labor Market Statistics.



## Top honors

Romulus Senior High School students received accolades this week after they were awarded special student achievement plaques. The students were given the honor because they had remained on the principal's honor roll for six consecutive semesters. Pictured here are (first row) Ashley Moss, Bradley Bills and Jennifer Lammers. In the second row are: Jonathan McLachlan, Megan Bearman, Amanda Nowicki, and Carla Anderson. In all, about 30 students received honors for remaining on the honor roll – which means they maintained a 3.5 grade point average – for four or six semesters.

# Roof - New repairs at city hall will be completed quickly

FROM PAGE 1

Wadsworth said. "But I don't think they've replaced the roof on that building." He added that in neither case were the expenses unexpected.

The local police department was created when the Wayne County Sheriff withdrew from a contract to provide local police services to Romulus.

The city received three bid packages for the materials and labor for the city hall roof. Fisher Roofing Co. in Dearborn Heights offered to do the work for \$34,362, MW Moss Roofing Inc. of Romulus offered to do the work for \$38,830, and Holbrooks Roofing Co. in Trenton bid \$48,000 for the work.

The city selected MW Moss because it was the only company that offered a 15-year warranty on the new roof, said city purchasing coordinator Lynn Conway.

Morss Roofing was also chosen to complete repairs on the police

department roof for \$13,925 without having to bid on the job. Because leaks are determined to be severe in nature, Carl Brooks, the department of public works director, said, "the leaks in this roof are very advanced and for this reason, we would request authorization to forego the bid process."

processes when an expenditure is deemed by the city council as an emergency.

Funds for the city hall and police department repairs will come from the Building Authority-General Government Construction account and the Building Grounds and Capital Outlay Account,

*The city was forced to create a police department in six weeks, and there were some changes made to the inside of the building. But I don't think they've replaced the roof on that building*

**Councilman William Wadsworth**

Brooks said the work on the police department roof needs to be completed immediately, and that Morss has a long-standing relationship with the city. The city charter allows the city to forego bid

respectively. Both accounts are part of the general fund.

The roof on city hall will be torn off in a matter of weeks, and will only take about three days to replace, Wadsworth said.

# Tax - New roads yield extra tax dollars

FROM PAGE 1

Public Act 51 of 1951 established the gas tax law as a way of making sure local municipalities have funds to ensure roads are passable. The law provides local governments a flat fee for each foot of roadway the city is responsible for maintaining, usually minor and residential thoroughfares.

Currently, Michigan residents are taxed 19 cents for every gallon of gas they purchase, all of which is placed in a fund that is then distributed to local municipalities based on the amount of local roads they have. That tax does not fluctuate when gas prices rise.

The funds, once collected, are designated as part of the city local street fund.

# Breaks - Another economic tool

FROM PAGE 1

The points system the city uses assesses the number of years the company has been in the city, the amount of the abatement request, the amount of dollars generated by the expansion and the number of jobs provided or maintained. That information is then measured against set time intervals that determine the number of years the city will provide the tax break.

Wadsworth said the city has given abatements for the full 12 years and for as little as three years.

work, or the meals, and the paychecks that are being spent in the community," he said. "To not do that is a narrow view."

Wadsworth said this year has been slow in terms of abatements.

"Some years we've given out six or seven," he said. "We have to keep doing it because we have

*You have to look at the gas people buy nearby their place of work, or the meals, and the paychecks that are being spent in the community. To not do that is a narrow view.*

**Tim Keyes**

Companies refused the full abatement, can return and ask for another tax break.

But the question of tax abatements, and whether the city should continue to grant them to companies, was raised during the November election and are still very much on the minds of local officials today.

Tim Keyes, the city economic development director, said he think the abatements offer the city as much as they the businesses.

"I'm sure that the council doesn't love handing out abatements, but the fact is that there is so much to what an industrial business can offer a community," he said. "First of all, the abatement is for a proposed expansion – so it doesn't already exist, it's something that was never there. So the taxes were never assessed, so it's not something the residents need to make up for."

Keyes also said residual effects of having a manufacturer in a community also need to be considered.

"You have to look at the gas people buy nearby their place of

to keep people working. If the jobs are lost, we'd be in trouble."

But the city has, the last two decades, tightened its process for determining the length and scope of abatements.

"When I first came here in 1983, we were giving (tax breaks) out like candy," he said. "But about four years later we re-evaluated our procedure, and that's when we came up with the points system."

The tax abatement law was put into place in the 1990s to encourage manufacturers to stay in Michigan. The law is available only to industrial companies because there is a higher risk that they will seek out other locations where the cost of doing business is lower.



# Firefighters' union files for labor arbitration

Andrea King  
Staff Writer

Troy Scott, a labor relations specialist from the Michigan Association of Fire Fighters (MAFF) and representative for the Van Buren Township Fire Fighters Association, has once again filed for arbitration against the township. The filing cites four additional grievances, making a total of seven complaints filed against the township for alleged union contract violations, unfair labor practices and terminations.

"MAFF believes the firefighters of Van Buren Township deserve better and the residents that they protect deserve better as well," said Scott in a recent written statement to the media. "An attempt is being made to undermine the Van Buren Fire Fighters Association

for asserting their legally protected rights to address grievances that have occurred through MAFF. The majority of men and women of the Van Buren fire fighters union risk their safety on a part-time basis to ensure the safety of the residents and do not think twice about doing so. The residents of the township need to let their elected officials know the type of treatment the firefighters are receiving will not be tolerated."

The grievances resulted from the termination of three firefighters—Ken Burke, Pat Laskaska and Steve Wygonik—along with alleged improper disciplinary actions against a firefighter and the failure of the township administration to fill the fire inspector position when the current fire inspector was absent, Scott said.

Included in the charges are alleged unilateral changes in the terms of the collective bargaining agreement, an increased probationary period of the firefighters, a refusal to pay firefighters for obeying a direct order to turn in their equipment on their own time, changes in station assignments affecting wages, hours and working conditions and interference with a local union election by Van Buren Township Director of Public Safety Gerry Champagne, according to the union.

Champagne said he could not comment on any of the issues because of the pending case, but noted that much of the information stated by the union was inaccurate and misleading.

"If you call a police officer, or a plumber, or someone to do a certain job, you expect them to have

the certifications for what you called them for," said Champagne.

The township position is that the three probationary-firefighters were let go because they were not properly certified. Union representatives, however, said the three firefighters were not on probation and tried to complete their training, but were not allowed to do so.

The arbitrator will now decide if just cause existed to terminate the three firefighters.

"The township has the responsibility to train these people," said Scott. "They terminated three firefighters for allegedly not having the requirements, but the fire chief went without a medical (first-responders) license for seven years while employed. So they're going to hold three firefighters to one standard, yet not hold the chief to the same standards. The

union has a very serious problem with that and so should the residents of Van Buren Township."

Fire Chief Al Smolen could not be reached for comment.

Scott said arbitration is pending for the unfair labor practice claims and contract violation. A hearing with the Michigan Employment Relations Commission is set for March on that claim, while the arbitration hearing for the firefighters is scheduled for January. There is no date set as of now for the four other grievances.

The Van Buren Township Fire Department currently has about 32 on-call firefighters.

"We have a great admiration for our on-call firefighters," said Champagne. "We don't want the rest of the firefighters to be affected by this because we have some really good people."

# ExxonMobil provides \$500 grant to Rawsonville Elementary School

Rawsonville Elementary School in Belleville recently received a \$500 grant from the ExxonMobil Educational Alliance program. The grant was made possible by Jim Safiedine, owner of the Mobil station located at 2120 Rawsonville Road.

"We're very excited and very grateful to Mr. Safiedine and Mobil," said Susan Farber, principal of the school. "Jim has been a long time supporter of Rawsonville School and is dedicated to giving back to the neighborhood."

Now in its fifth year, the ExxonMobil

Educational Alliance program has contributed \$9.5 million to educational institutions across the nation. This year, Exxon Mobil provided \$2 million to schools in 44 states and the District of Columbia, along with 4,000 grants for \$500 each.

"ExxonMobil is proud of the impact the Educational Alliance program has in our communities across the country," said Mark Shores, U.S. retail sales director for ExxonMobil. "Through our local service stations we recognize the tremendous value in investing in the education of our

youth."

The Educational Alliance program is a grassroots community initiative that gives local retailers the opportunity to invest in the future of their communities through educational grants to neighborhood schools. Under this program, an Exxon or Mobil retailer can identify a school in their community who could best benefit from this program.

In 2004, Educational Alliance grants were used to enhance school technology programs, allowing the purchase of innova-

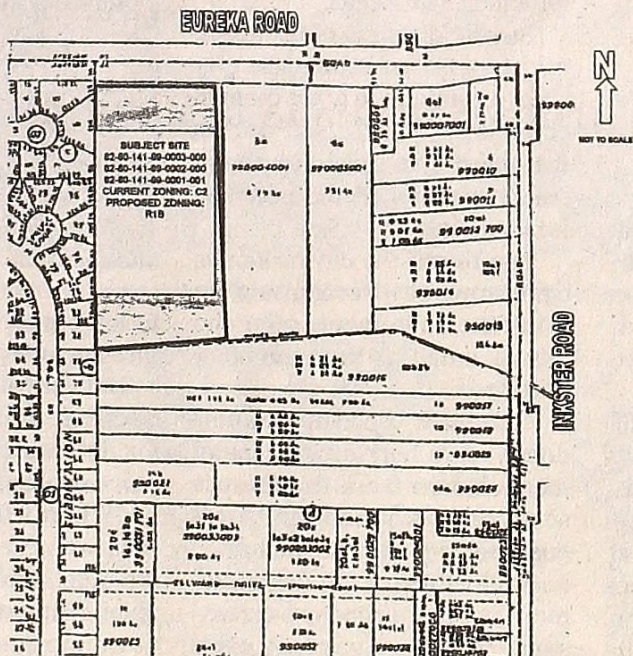
tive computer software, reading, math and technology programs. Schools also utilized the funds for new books, student leadership training, exploratory science laboratories and fine arts programs.

"ExxonMobil has been a long-standing supporter of education programs around the world. Through numerous grant and scholarship programs, employee volunteers and matching gift programs, ExxonMobil continues to improve the quality of education in communities where we live and work," Shores said.

## CITY OF ROMULUS PLANNING COMMISSION NOTICE OF A PUBLIC HEARING

Pursuant to Michigan Public Act 207 of 1921, as amended (The City and Village Zoning Act), notice is hereby given that the City of Romulus will hold a public hearing at 7:00 p.m. on Monday, December 19, 2005, for the purpose of considering a proposed amendment to the Zoning Map. The public hearing will be held at the Romulus City Hall Council Chambers, 11111 Wayne, Romulus, MI 48174-1485.

The Planning Commission has set the public hearing to consider a request to rezone approximately 7.37+ acres DP's#, 82-80-114-99-0003-000; 82-80-114-99-0002-000; 82-80-114-99-0001-000 from C-2, General Business District to R1-B, Single Family Residential District. The subject site is located on the south side of Eureka Road between Inkster and Middlebelt Roads. Copies of the application are available for review at City Hall during regular business hours.



All interested parties are encouraged to attend and will be given an opportunity to comment on said request. Written comments may be submitted until 12:00 noon, Monday, December 19, 2005, and should be addressed to Cynthia I. Lyon, AICP, City Planner, Economic Development Department, 11111 Wayne, Romulus, MI 48174-1485.

Linda R. Choate, CMC, City Clerk  
City of Romulus, Michigan

Publish: December 1, 2005

## CHARTER TOWNSHIP OF VAN BUREN Wayne County, Michigan 1954 PA 188 Proceedings

### Notice of Street Lighting Special Assessment Hearing

TO: THE RESIDENTS AND PROPERTY OWNERS OF THE CHARTER TOWNSHIP OF VAN BUREN, WAYNE COUNTY, MICHIGAN, AND ANY OTHER INTERESTED PERSONS:

PLEASE TAKE NOTICE that as a result of petitions by the developer and property owners within the Township signed by the record owners of land whose footage constitutes more than 50 percent of the total footage of the hereinafter described as **Country Walk Condominiums Phases 1 & 2** Street Lighting Special Assessment District and the Township Board of the Charter Township of Van Buren proposes to purchase, construct and maintain street lights and to create a special assessment district for the recovery of the cost thereof by special assessment against the properties benefited therein

PLEASE TAKE FURTHER NOTICE that the District within which the foregoing improvements are proposed to be constructed and within which the cost thereof is proposed to be assessed is more particularly described as follows: **Country Walk Condominiums Phases 1 & 2, 177 lots inclusive.**

PLEASE TAKE FURTHER NOTICE that the Township has received a preliminary street lighting layout plan from Detroit Edison indicating 36 street lights to be constructed with an annual operating cost of \$11,179.16. This plan is on file at the Township Clerk's Office and is available for examination and will further be available at the public hearing.

PLEASE TAKE FURTHER NOTICE that a public hearing upon the proposed street lighting project design and cost will be held at the Charter Township of Van Buren Municipal Center at 46425 Tyler Road, Belleville, Michigan, commencing at 7:30 p.m. on **December 20, 2005.**

At such hearing, the board will consider any written objections to any of the foregoing matters which might be filed with said board at or prior to the time of said hearing as well as any revisions, corrections, amendments, or changes to said Plans, Estimates and Costs or to said Special Assessment District.

All interested persons are invited to be present at the aforesaid time and place and to submit comments concerning any of the foregoing.

\*In accordance with the Americans with Disabilities Act, accommodations can be made available with advance notice.

Township Clerk Joannie Payne  
46425 Tyler Road  
Belleville, MI 48111

Publish: December 1, 2005  
December 8, 2005



# OPINION

## Something had to give

It may be a coincidence, but a couple of things happened last week with the potential to impact the education of our children.

First, the Bush administration has begun to tweak the No Child Left Behind law to provide for a more realistic measure of student performance. It would allow states to use a ‘growth model’ to determine if schools are making adequate yearly progress, giving them credit for academic growth of individual students even if their scores fall short of state standards.

Currently, the system centers on where all groups of students in a given school meet standards. Schools must continue to progress, even if they are already above state and federal standards.

The other development was a judicial ruling that said the federal government didn’t have to pay for programs it mandated in the No Child Left Behind Act of 2001.

The latter has been a continual gripe from school officials; they have been forced to adhere to these standards without being given the funding to make them achievable goals.

Several school districts in Michigan, Texas and Vermont filed suit, but U.S. District Judge Bernard Friedman ruled last week that if Congress had intended to fully fund the programs, it would have made provisions in the legislation.

It could be quite a blow for local districts, who are already dealing with stagnant revenue streams and dramatically increasing costs of doing business – from spikes in utility bills to skyrocketing insurance rates and cost of living wage increases for employees.

It makes sense to change the legislation somewhat, because the current regulations didn’t provide an adequate picture of the improvement within our schools, nor provide school officials with much hope that they would ever be able to meet those obligations no matter how well their staffs did their jobs.

It’s a much better change than the one dictated in the dismissal of the lawsuit, which essentially tells schools to figure out their own way to do it.

## This group’s name says it all

It’s hard to think of a more aptly named group of people than the Goodfellows.

Barring the inherent gender bias, this is an organization that consistently does a lot of good at what could be a particularly bleak time of year.

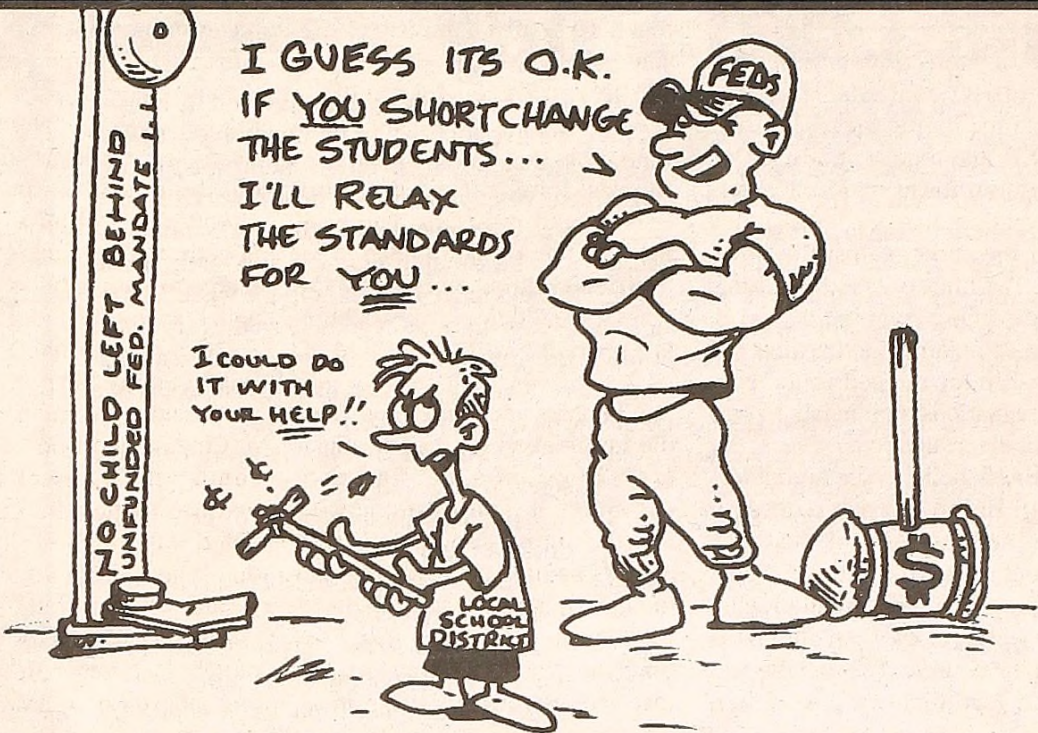
Here’s an organization that always has to deal with a few contradictory realities: They are dependent on donations to help people during the holidays at a time when people don’t necessarily have much extra to give to help their neighbors.

It’s true this year more than ever, which in itself seems to be something we hear every year.

But the Goodfellows always seem to rise to the challenge, and all of our communities are better for it.

It’s an interesting group of people because they are so diverse and they go about their donation drives – and their Christmas dispersements – in different ways. In Westland, for instance, the group still braves the increasingly crowded streets near the increasingly crowded mall – and elsewhere – to sell their annual holiday newspaper. They make a competition out of it, with the fire and police departments vying for bragging rights. And everyone in the city knows that when those two organizations compete against each other in one of their many good-natured rivalries, the community itself is the ultimate winner. Then they put on a community ‘shopping day’ in the Westland Friendship Center where volunteers gather together the toys and other items to give to the families. It’s certainly a feel-good

See **Goodfellows**, page 6



## An odd mixture of emotions

I always look forward to new building projects with a strange mixture of optimism and cynicism.

I’m always optimistic that they’ll turn out looking good and they’ll benefit the city in terms of raising the bar, increasing the tax base, bringing in more people and all that. At the same time, I’m always a bit pessimistic that all of those things will happen.

That’s why I’m a bit cautious about the new project going in off Brush Street here in Wayne. Sure, it looks good on paper, but a lot of things have come through recently that have looked good on paper, won city approvals and then failed to materialize in that form, for one reason or another.

I don’t know what it is, maybe it’s something about the city itself or the business climate in general, but it seems people are reluctant to push the bar here. Developers only seem to want to do the barest minimum they need to meet ordinances and getting them to put any money other than that into their projects must be like pulling teeth.

I’ve never understood that philosophy. If I were to start up a business, redevelop an old site or build something new, I’d want it to be the best thing possible. I would never subscribe to the attitude that it was good enough for the neighborhood unless it was better than everything else around it. How else would I inspire others to invest more money, and how else will the city ever move forward? There’s only so much that city officials can do in that respect.

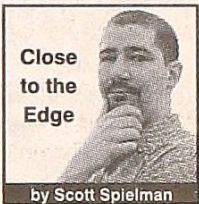
The most recent example that comes to my mind is a new housing development on Howe Street, just

north of Forest. I never believed someone could fit six homes there and now that they’re up, I still think I was right. They’ve been under construction for a while now, and they’re still not completely finished off. I know because I drive by them almost every time I go home (usually, I just take another route so I don’t have to look at them).

I reserved judgment for a while, thinking that maybe they’d look a little better once they were finished. I shrugged my shoulders and made jokes about them going on the weed list before their addresses were even posted on the front. But now that work there shows at least the beginning of the end, I can’t imagine them looking like anything other than a small military barracks, no matter how much landscaping they put up around them. Work hasn’t even started on the improvement of the nearby party store, either, although that was approved and hailed by city officials earlier this year, too.

Who knows, maybe I just need to give it a little more time. The houses on my block all started their ‘lives’ as the same kind of cookie cutter, 1,008-square-foot rectangles. In the 60 odd years since, homeowners have since added onto them and given the street a bit of individual charm. It could happen there, too. Well, maybe.

Hopefully, my concerns about the Brush Street property will prove unfounded, too. But then I always root for my optimistic side to overcome my pessimistic one.



Close to the Edge

by Scott Spielman

## Exodus of young professionals is damaging

About six years ago, I worked for a subcontractor on site at Delphi Automotive Systems, which is now dominating the news because it filed for bankruptcy.

My cohorts and I looked and acted like normal employees of the world’s largest automotive parts supplier, which was then still a part of General Motors. The only difference – if you don’t count that we earned half as much as regular employees in terms of pay and benefits – is that we wore yellow badges.

My theory is that we wore a different colored badge so bonified GM/Delphi employees would know who they could push around. My dear readers – all five of you – can probably guess by now that this was not a positive experience for me.

But my experience – and the experiences of thousands of other “contract workers” – illustrates point not too many people talk about today.

It also, in a roundabout way, affects local communities, like Inkster, Romulus and Westland, that are pinning their hopes for economic revitalization on the construction of new homes that younger people like myself will someday purchase.

You see, these cities rightfully believe that if you can bring in residents, many fiscal problems will disappear because the new residents would expand their tax base. But my question is, what if the

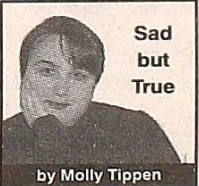
demand for the homes is less than expected?

That brings me back to contract workers, and the fact that the auto companies were disintegrating long before it became front-page news. In the late 1980s, the Big Three and other large companies began contracting with temporary employment firms to secure warm bodies to perform functions deemed non-essential, like administrative and clerical work. The automakers – and many other companies – paid a flat fee to the services, which then gave the employee about half of that amount.

But then, when the companies realized they would not have to pay for benefits or pay Social Security taxes on the warm bodies, they expanded the reach of temporary employment to include business analysts, engineers, marketing professionals, chemists and research personnel and accountants. This was supposed to make the companies more competitive.

Apparently, it didn’t work.

Naturally, the automotive companies booted these people during the recession in 2001, and continue to do so in the present crunch, without having



Sad but True

by Molly Tippen

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See **Jobs**, page 6



# Feelin' blue on the Lord's day

Needing a few things from the store, I pulled into a parking spot at a Kmart. The weather that Sunday was wild, unusual for November; warm temperatures with winds were gusting to 50 mph.

As I got out of the car, I noticed a young woman trying to unload large boxes from the back of a Jeep. She was an African-American woman in her mid- 20s. I tell you this because most of the African - American folks I know religiously honor their God on Sunday, and because of what I said to this young woman.

As she struggled with the boxes, I offered to help.

"Thank you," she said quietly and smiled.

"What's this?"

"It's a floor display for Pantene Shampoo," she told me.

"What? You better hope your mama doesn't catch you working on Sunday," I said kidding, expecting a laugh from her.

"I know," she said ever so softly. "I feel terrible about working on the Lord's Day."

Oh, boy, I just made this young woman feel worse than she was already feeling.

She explained that she didn't have a choice and had to install the display that day because of a deadline. I finished loading the boxes onto the shopping cart and started pushing it toward the store.

You bet I was thinking as fast as I could, on how to try and lighten the heaviness of her feeling that I had certainly helped get heavier with my cute remark.

"I look at it this way," I said attempting to remove my foot from my mouth. "I figure

the Lord gives us each day, and as long as we live that day in an honorable way, giving something to others, being kind to ourselves, we're doin' just what the Lord wants. So, every day is the Lord's day."

She thought about it and said, "I can always make it up later in the week."

"As far as guilt goes," I said. "I try not to buy into that, cause it usually isn't warranted if you live a good life. And, it seems like you try to live a good life."

She smiled. My words seem to make sense to her.

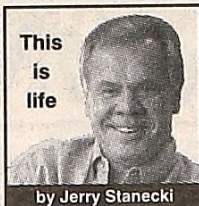
I pushed the cart over to the service desk and said good-bye.

"Thank you," she said. "I really appreciate your kindness."

I walked away feeling pretty good thinking about how sometimes we so easily allow guilt to steal from being happy. Oh, I'm not saying forget about guilt, we should, and need to feel guilt when it's appropriate.

I believe God put us here to be happy, joyous and free. However, it seems that a lot of God wannabees do all they can to try to take away that happiness. That's when I have to remember that I am in charge, and refuse to buy into judgments, expectations and demands from others on how I should live my life.

You can reach Jerry at [www.jerrystanec-ki.com](http://www.jerrystanec-ki.com) and/or order his book, "Life is a Joke and God wrote it" at P.O. Box 121 Bloomfield Hills, Mi 48301. Save \$4.50 on the book and pay only \$15 with coupon from the Journal Newspaper.



This is life

by Jerry Stanec-ki

## Goodfellows

FROM PAGE 5

evening.

In Belleville, Goodfellows use the paper drive, too, as well as other fundraisers.

Wayne Goodfellows begin their drive this week, with a benefit tonight at Jake's Again Tavern and another next Friday at the Wayneland Eagles building. The public is welcome to both. Rather than give out the actual presents, they provide gift

cards and vouchers to parents, so that the gifts their children get are more personalized, and that's a neat thing, too.

With the much-publicized state of the economy, as well as the threat of skyrocketing utility costs, stagnant or increasing unemployment rates and the fact that many of us have already chipped in to help victims of Hurricane Katrina and Rita, the need may truly be greater than ever and donations may be harder to come by.

Fortunately, we have organizations like The Goodfellows and plenty of goodhearted people around, who always step up.

## Jobs

FROM PAGE 5

to provide severance pay or extend any benefits. And fewer and fewer people – most in the white-collar sector – get the opportunity for the stability auto companies have traditionally provided.

These are precisely the people being courted by cities like Inkster and Romulus, where 500 and 1,200 homes are either under construction or slated for construction. And according to the 2000 census, so many coveted young people – many of whom went to college – have left the state. We lost one Electoral College seat, which is directly tied to state population estimates.

If the state was creating new jobs and attracting new industries, it would likely make the situation better for the cities. But it's not – and that's not the fault of city officials in any of these communities.

Today's young people did all of the right things – went to college or some technical school to improve their employment outlook – and are meeting with industries that disregard their skills. In the booming 1990s, budding professionals bought into the notion that you could work for one

company and be paid by another without the fear of losing your job. But today, after the American manufacturers have shed more than 10,000 contingent workers, new graduates are less likely to accept this scheme.

They're not going to stay here because it's the only way they can get into their field of choice – they'll move to the thriving southern states to work in industries that are more people-centered, or they'll work for foreign automakers.

The state needs to ask industries that will likely ask for huge tax breaks to locate here not only how many jobs they will provide, but how many jobs will lead to better opportunities for Michigan residents.

The stress of working on shifting sands came to head for me on a cold day in October 1999 – one year and three days after I first stepped into the Delphi Seating Systems facility in Warren.

What if, somewhere in the Ford or GM empire, a young automotive designer who had an idea for the next popular passenger car got stressed out because the company did not think enough of his or her work to invest in their future, and took his idea for the Ford Taurus or the Thunderbird down south to Toyota?

It could – and probably has – happened.

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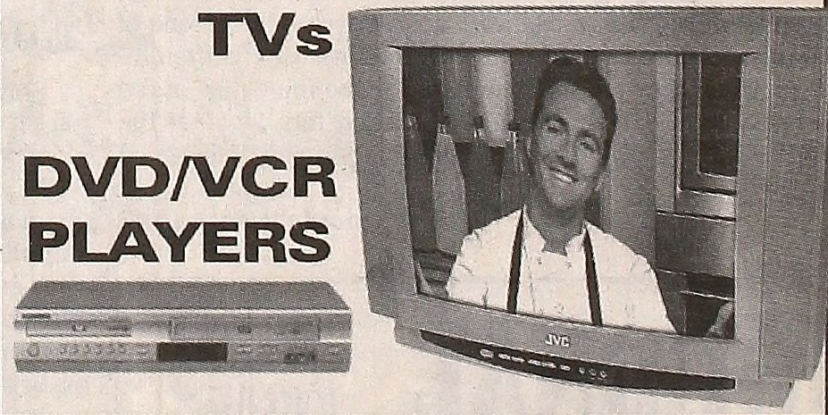
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# Township OKs \$16.1 million basin to prevent flooding

Andrea King  
 Staff Writer

Van Buren Township trustees approved the start of a \$16.1 million wet weather equalization basin recently designed to increase current sewer capabilities and prevent flooding.

According to Patti Duha, director of water and sewer for the township, this will be a new system for Van Buren Township.

"During heavy rain events water gets into the system from ground water and manholes," she said. "Back in the 80s, the township did a sanitary sewer study to determine what manholes would need to be repaired. It was later determined that rather than repair them, it would be more cost-effective to do this. The basin will capture wet weather and store it until it can be discharged at a later time so the sewers won't get overwhelmed by the flows."

The basin, located on 5 acres at the north end of Lower Huron Metropark just west of Hannan Road and south of Wabash Road, is the best alternative to assure that the township can meet current and future sanitary sewer needs while maximizing the use of the current contract capabilities, Duha said.

"It has been known for some time that the outlet capacity to each of the three sanitary sewer systems to which our sewers flow is limited," she said. "We don't currently have problems with the sewers, but we are being proactive so we don't have potential capacity issues. Internally, we don't have capacity issues, but the outlet is limited so we want to make sure we are handling the wet weather flows."

The township approved the design engineering services and State Revolving Fund program assistance for the wet weather basin two weeks ago. The design services will cost no more than \$750,000 of

The basin will capture wet weather and store it until it can be discharged at a later time so the sewers won't get overwhelmed by the flows.

Patti Duha

the \$16.1 million project total. There will be no water and sewer rate increase for residents because the project will be funded through a state loan and the water and sewer millage.

"This project is also in that schedule and we are reserving money to pay for that future service once the millage expires in 2009 so we will not have to use water and sewer funds," said Duha.

The project faces strict deadlines. The Department of Environmental Quality (DEQ) establishes aggressive loan milestone dates for tasks that must be completed in order to meet the bond-closing deadline. If pushed back, the basin would have to be deferred until next year. It is unclear if it would be in a fundable range, Duha said.

Surrounding residents of the wet weather basin will be informed before the project continues about the impact, if any, on their property.

"There will be the minor effects of the construction process, but once completed it will not impact the neighbors," said Duha. "It is planned to be an underground, odorless system; basically a big storage tank where everything happens underground. We'll let residents know the plans, what it looks like and who to call if they have any questions."

## CITY OF ROMULUS PLANNING COMMISSION WAYNE COUNTY, MICHIGAN NOTICE OF PUBLIC HEARING ON A PROPOSED AMENDMENT TO THE ZONING ORDINANCE

Pursuant to Michigan Public Act 207 of 1921, as amended (the City and Village Zoning Act), notice is hereby given that the City of Romulus Planning Commission will hold a public hearing at **7:00 p.m. on Monday December 19, 2005**, for the purpose of considering a proposed amendment to the Zoning Ordinance.

The Planning Commission has set the public hearing to consider amending ARTICLE 28 of the Ordinance as follows (summary):

Article 28 is proposed to be amended to provide a process by which an owner seeking a rezoning may voluntarily propose conditions regarding the use and development of land as part of the rezoning request. This would allow the City to approve an agreement as a condition to a rezoning that places certain restrictions or requirements on the land being rezoned. The amendments to the Zoning Ordinance will provide detailed procedures for review of the conditional rezonings, requirements for the format and content of any proposed zoning agreement, provisions for expiration of the agreement and penalties for violations.

Copies of the proposed amendment is available in it's entirety during normal business hours in the Planning Office located at City Hall. The public hearing will be held at the Romulus City Hall Council Chambers, 11111 Wayne, Romulus MI 48174-1485.

All interested parties are encouraged to attend and will be given an opportunity to comment on said request. Written comments may be submitted until 12:00 noon, Monday, December 19, 2005, and should be addressed to Cynthia L Lyon, AICP, City Planner, Economic Development Department, 11111 Wayne, Romulus, MI 48174-1485.

Linda R. Choate, CMC, City Clerk  
 City of Romulus, Michigan

Publish: December 1, 2005

## New Arrival

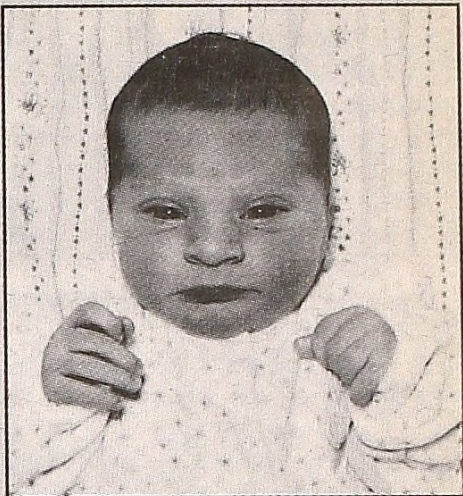
### Ava Marie Evans

Rich and Alanna Evans of Hannan Road in Romulus became the parents of a daughter, Ava Marie Evans, at 3:21 p.m. Oct. 15.

The new arrival weighed 6 pounds, 11 ounces at birth and measured 19 ½ inches in length. She was born at Oakwood Hospital in Dearborn.

Maternal grandparents of the infant are Ted and Nancy Young of Woodhaven. Her paternal grandparents are Rich and Joyce Evans of Wade in Romulus.

This is the first child for the couple.



Ava Marie Evans

## CITY OF ROMULUS APPENDIX A - ZONING AMENDMENT 1.206

An Ordinance to amend the Official Zoning Map of the City of Romulus by applying the Central Business Overlay District to certain properties within the City's Downtown Development Authority Boundaries to Central Business Overlay District.

THE CITY OF ROMULUS ORDAINS:

SHORT TITLE: This Ordinance shall be known and cited as the amended Zoning Ordinance.

SECTION 1. Parcels located along Goddard Road from Wayne Road to the Five-Points intersection (Grant, Goddard, Huron River Drive, Ozga) Parcel DP#'s

80 063 99 0002 709, 80 076 01 0028 002, 80 077 05 0048 000, 80 078 01 0273 003, 80 078 09 0001 000,  
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 80 068 01 0024 004, 80 076 02 0014 300, 80 077 06 0008 000, 80 078 01 0279 300, 80 078 10 0001 000,  
 80 068 01 0024 300, 80 076 02 0023 000, 80 077 06 0048 300, 80 078 01 0280 000, 80 078 10 0002 000,  
 80 068 01 0024 307, 80 076 02 0064 000, 80 077 06 0053 000, 80 078 01 0281 000, 80 078 10 0003 000,  
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 80 082 01 0015 005,  
 80 082 01 0015 309,

SECTION 2: Severability. Should any word, sentence, phrase or any portion of this Ordinance be held in any manner invalid by any court of competent Jurisdiction or by any state agency having authority to do so for any Reason whatsoever, such holdings shall be construed and limited to such Words, sentence, phrase, or any portion of the ordinance held to be so Invalid and shall not be construed as effecting the validity of any of the Remaining words, sentences, phrases or portions of this ordinance.

SECTION 3: Conflicting Ordinances. All prior existing ordinances adopted by the City of Romulus in consistent or in conflict with the provisions of this ordinance are, to the extent of such conflict or inconsistency, hereby expressly repealed.

SECTION 4: Effective Date. This ordinance shall take effect upon publication thereof In an official newspaper, which publication shall be made when the minutes passing the ordinance are published subject to revocation at will of the City of Romulus at any time.

ADOPTED, APPROVED AND PASSED by the City Council of the City of Romulus this 20 day of October, 2005.

Alan R. Lambert, Mayor  
 Linda R. Choate, Clerk

I hereby certify that the foregoing is a true copy of the Ordinance as passed by the City Council of the City of Romulus at a regular Council Meeting held in the City Council Chambers in said City on the 20 day of October, 2005.

Introduced: October 10, 2005  
 Approved: October 24, 2005  
 Publish: December 1, 2005



**MINUTES OF THE REGULAR MEETING OF THE ROMULUS CITY COUNCIL HELD OCTOBER 24, 2005  
IN THE COUNCIL CHAMBER ROMULUS CITY HALL,  
11111 S. WAYNE ROAD, ROMULUS, MICHIGAN 48174.**

The meeting was called to order at 7:30 p.m. by Chairman Pro-Tern Debbie Romak.  
**Present:** LeRoy Burcroff, William Crova, Charles Miller, Michael Prybyla, Debbie Romak, William Wadsworth.  
**Excused:** Mayor Pro Tem Randolph Gear.  
**Administrative Officials in Attendance:**  
Alan Lambent, Mayor  
Linda R. Choate, CMC, Clerk  
Pamela Morrison-Kersey, CMFA, Treasurer

1. Motion by Crova, supported by Miller to approve the agenda as amended.

Roll Call Vote Showing: Ayes -Burcroff, Crova, Miller, Prybyla, Romak, Wadsworth.  
Nays - None.  
Motion Carried Unanimously.

05-381

2. Motion by Wadsworth, supported by Prybyla to approve the minutes of the regular meeting of the Romulus City Council held October 10, 2005.

Roll Call Vote Showing: Ayes -Burcroff, Crova, Miller, Prybyla, Romak, Wadsworth.  
Nays - None.  
Motion Carried Unanimously.

05-382

3A1. Motion by Crova, supported by Burcroff to concur with the recommendation of the City Attorney, Barry Seifman, and accept the generous offer from Elro Corporation of approximately 4.85 acres, parcel #82 80 022 99 0003 000, located on the eastern side of Hannan Road, south of Van Born Road in the City of Romulus, Michigan.

Roll Call Vote Showing: Ayes - Burcroff, Crova, Miller, Prybyla, Romak, Wadsworth.  
Nays - None.  
Motion Carried Unanimously.

05-383

3B. Motion by Burcroff, supported by Crova to concur with the recommendation of the Environmental Protection Board (EPB) and approve EPB application EPB050003, Plastech Engineered Products, 38100 Ecorse Road proposed 25,000 square foot addition to an existing injection molding and paint facility.

Roll Call Vote Showing: Ayes - Burcroff, Crova, Miller, Prybyla, Romak, Wadsworth.  
Nays - None.  
Motion Carried Unanimously.

05-384

3C. Motion by Prybyla, supported by Burcroff to concur with the recommendation of the Environmental Protection Board (EPB), and approve EPB application DPB 050002, RKA Petroleum LLC, 29120 Wick Road, proposed installation of an 80’x 48’ high tank.

Roll Call Vote Showing: Ayes - Burcroff, Crova, Miller, Prybyla, Romak, Wadsworth.  
Nays - None.  
Motion Carried Unanimously.

05-385

4A. Motion by Burcroff, supported by Crova to adopt a memorial resolution for the family of Nina Smitt.

Roll Call Vote Showing: Ayes - Burcroff, Crova, Miller, Prybyla, Romak, Wadsworth.  
Nays - None.  
Motion Carried Unanimously.

05-386

4B. Motion by Wadsworth, supported by Crova to adopt a resolution acknowledging the selection of Maria Lambert as the Romulus Chamber of Commerce 2005 Person of The Year.

Roll Call Vote Showing: Ayes - Burcroff, Crova, Miller, Prybyla, Romak, Wadsworth.  
Nays - None,  
Motion Carried Unanimously.

4. Motion by Miller, supported by Prybyla to accept the Chairperson’s Report.

Roll Call Vote Showing: Ayes - Burcroff, Crova, Miller, Prybyla, Romak, Wadsworth.  
Nays - None.  
Motion Carried Unanimously.

05-387

5A. Motion by Wadsworth, supported by Prybyla to concur with the administration and approve the FY 2004/2005 encumbrances for supplies and services as presented by the Finance Department.

Roll Call Vote Showing: Ayes - Burcroff, Crova, Miller, Prybyla, Romak, Wadsworth.  
Nays - None.  
Motion Carried Unanimously.

05-388

5B. Motion by Crova, supported by Miller to concur with the Purchasing Coordinator, Lynn Conway and award Bid 05/06-14 - three inch (3”) Underground Boring Tool to the only bidder, TT Technologies, Inc., in the amount of \$4,750.00.

Roll Call Vote Showing: Ayes - Burcroff, Crova Miller, Prybyla, Romak, Wadsworth.  
Nays -None.  
Motion Carried Unanimously.

05-389

5C. Motion by Burcroff, supported by Wadsworth to concur with the recommendation of Fire Chief David Allison and the Police, Fire and Safety Commission to award Bid 05/06-05, Ambulance Service to Concord EMS for a one-year contract.

Roll Call Vote Showing: Ayes - Burcroff, Crova, Miller, Prybyla, Romak, Wadsworth.  
Nays - None.  
Motion Carried Unanimously.

5D. \*\*Deleted.

05-390

5E. Motion by Miller, supported by Wadsworth to concur with the recommendation of Purchasing Coordinator, Lynn Conway and Emergency Management Coordinator Margaret Leduc and award Bid 05/06-11, Outdoor Warning Siren and Decoder to the lowest bidder, Federal Signal Corporation in the amount of \$17,474.90.

Roll Call Vote Showing: Ayes - Burcroff, Crova, Miller, Prybyla, Romak, Wadsworth.  
Nays - None.  
Motion Carried Unanimously.

05-391

5F. Motion by Wadsworth, supported by Burcroff to concur with the recommendation of Purchasing Coordinator, Lynn Conway and D.P.W. Director Carl Brooks to award Bid 05/06-13 Salt Spreader Combination Unit to the lowest bidder, Bell Equipment Co., in the amount of \$53,500.00.

Roll Call Vote Showing: Ayes - Burcroff, Crova, Miller, Prybyla, Romak, Wadsworth.  
Nays - None.  
Motion Carried Unanimously.

05-392

6A1. Motion by Burcroff, supported by Miller to adopt second reading and final adoption of Budget Amendments 05/06-8 and 05/06-9, introduced at the regular meeting of the Romulus City Council held October 10, 2005.

Roll Call Vote Showing: Ayes - Burcroff, Crova, Miller, Prybyla, Romak, Wadsworth.  
Nays - None.  
Motion Carried Unanimously.

05-393

6A2. Motion by Miller, supported by Wadsworth to adopt second reading and final adoption of Chapter 38, Appendix-A Zoning Amendment #1.205, Creation of the Central Business Overlay District introduced at the regular meeting of the Romulus City Council on October 10, 2005.

Roll Call Vote Showing: Ayes - Burcroff, Crova, Miller, Prybyla, Romak, Wadsworth.  
Nays - None.  
Motion Carried Unanimously.

05-394

6A3. Motion by Prybyla, supported by Burcroff to adopt second reading and final adoption of Appendix-A, Zoning Amendment #1.206, to amend the Official Zoning Map of the City of Romulus by applying the Central Business Overlay District to certain properties within the DDA District introduced at the regular meeting of the Romulus City Council held October 10, 2005.

Roll Call Vote Showing: Ayes - Burcroff, Crova, Miller, Prybyla, Romak, Wadsworth.  
Nays - None.  
Motion Carried Unanimously.

05-395

6A4. Motion by Prybyla, supported by Burcroff to concur with the Property Disposition Committee in accordance with section 2-415(b) of the “Acquisition and Disposition of City Owned Property Ordinance” and let bid parcel 80-074-01-0144-302 and the following condition of purchase to include the reverter clause which states “this deed is subject to a reversionary interest whereby the purchaser, his assigns and successors, agree that this property will be used for transportation purposes”, making the scope of use limited.

Roll Call Vote Showing: Ayes- Burcroff, Crova, Miller, Prybyla, Romak, Wadsworth.  
Nays - None.  
Motion Carried Unanimously.

05-396

6A5. Motion by Wadsworth, supported by Crova to grant authorization for Eva Webb to attend Phase I of the Clerk Certification classes to be held in Lansing, December 5-9, 2005, at a cost of \$925.00; funds available in the Clerks 2006 Budget.

Roll Call Vote Showing: Ayes - Burcroff, Crova, Miller, Prybyla, Romak, Wadsworth.  
Nays - None.  
Motion Carried Unanimously.

05-397

9. Motion by Crova, supported by Burcroff to adopt a resolution acknowledging the retirement of Emergency Management Coordinator, Margaret Leduc with 21 years of dedicated service.

Roll Call Vote Showing: Ayes - Burcroff, Crova, Miller, Prybyla, Romak, Wadsworth.  
Nays - None.  
Motion Carried Unanimously.

05-398

11. Motion by Prybyla, supported by Burcroff to authorize the Treasurer of the City of Romulus to disburse funds as listed in Warrant 05-20, in the amount of Nine Hundred, Eleven Thousand Four Hundred Thirteen Dollars and Seventy Cents (\$911,413.70).

Roll Call Vote Showing: Ayes - Burcroff, Crova, Miller, Prybyla, Romak, Wadsworth.  
Nays - None.  
Abstain - Crova.  
Motion Carried.

11. Motion by Wadsworth, supported by Crova to adjourn the regular meeting of the Romulus City Council held October 24, 2005.

Roll Call Vote Showing: Ayes - Burcroff, Crova, Miller, Prybyla, Romak, Wadsworth.  
Nays - None.  
Motion Carried Unanimously.

Respectfully submitted,  
Linda R: Choate, CMC, Clerk City of Romulus, Michigan

I, Linda R. Choate, Clerk for the City of Romulus, Michigan do hereby certify the foregoing to be a true copy of the minutes of the regular meeting of the Romulus City Council held October 24, 2005.

Linda R. Choate, Clerk  
City of Romulus,Michigan



CITY OF ROMULUS

COUNTY OF WAYNE, STATE OF MICHIGAN

CHAPTER 38

APPENDIX A-ZONING

AMENDMENT NO. 1.205

(Creation of the Central Business Overlay District)

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES AS AMENDED, CITY OF ROMULUS, MICHIGAN, BY AMENDING APPENDIX "A", ARTICLE XIII.A CENTRAL BUSINESS DISTRICT OVERLAY

THE CITY OF ROMULUS ORDAINS AS FOLLOWS:

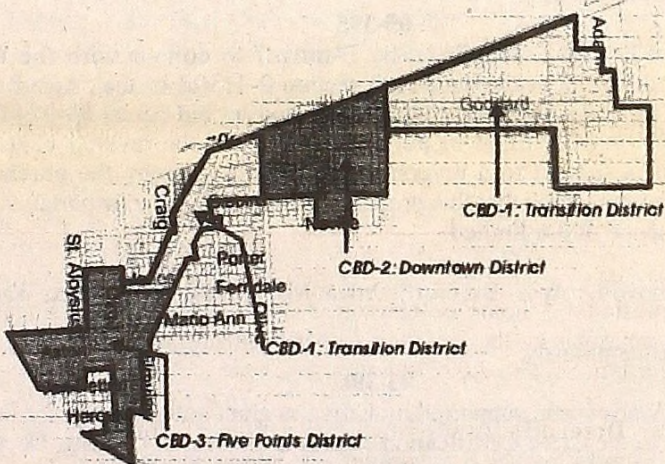
SECTION 1. SHORT TITLE: This Ordinance shall be known and cited as the Amended Zoning Ordinance, Central Business Overlay District.

SECTION 2 Repeal existing Sections 13A.01-13A.06 and replace with the following new text

Section 13A.01 Statement of Purpose

The intent of the Central Business District (CBD) overlay is to retain and create a vibrant, attractive and cohesive center for the Romulus community with a variety of quality places to work, live, shop, learn, recreate and be entertained. This district is intended to recognize and support the Romulus Central Business District (also referred to as 'Downtown') as both a prime retail center within the City and the centerpiece for Romulus.

These regulations are intended to assist with the implementation of goals and objectives contained in the Romulus Master Plan, the DDA Plan, the DDA Facade and Site Improvement Guidelines, and any other supporting documents that relate to the development of the Downtown. Among the goals of these plans are to promote development of a compact, walkable, mixed-use district, consisting of a variety of retail, entertainment, office, service, residential, cultural, recreation and municipal uses. To provide for the desired traditional downtown environment this district accommodates a wide variety of compatible uses, permits a mixture of uses within the same building, and describes specific design standards for buildings and sites. Design standards include site layout, setback continuity, building design, pedestrian amenities, parking arrangement, vehicular circulation and coordination of site features between adjoining properties.



The Central Business District Overlay was divided into three different sub-categories as established in the Central City subarea plan of the City Master Plan to reflect elements common to all and the unique conditions in each. Although some regulations apply to all three districts, there are also specific regulations tailored to each sub-category such as permitted uses and design requirements.

**A. CBD-1: Transition District.** The Transition District is intended to provide a land use transition along Goddard Road between the activity areas of the Central Business District by promoting lower intensity uses such as residential, office, and convenience services. A mixture of land uses are encouraged within the same buildings, same sites, and adjoining sites that maintain a residential presence but also offer support services and business opportunities that complement the Downtown or Five Points Overlay Districts. Design regulations applicable to the Transition District such as screening, landscaping, parking, and lighting ensure development is compatible with adjoining residential neighborhoods.

**B. CBD-2: Downtown District.** The Downtown District is intended to create a pedestrian oriented destination that offers entertainment, shopping, employment, housing, and recreation opportunities for those who live in, work in, or visit Romulus. Allowable land uses encourage activity in the Downtown during day and evening hours. Uses can be mixed within the same building, the same site, and may adjoin one another. The building, site, and streetscape design requirements herein promote a comfortable environment, pedestrian-oriented, that is visually pleasing, with convenient parking to promote repeat and long duration visits.

**C. CBD-3: Five Points District.** The Five Points District is intended to provide a commercial area and destination that offers convenient services, offices, and businesses for nearby residential neighborhoods and for new residential uses located within the district. Development in this district shall promote a comfortable pedestrian-oriented environment that is visually pleasing and compatible with the Downtown District but does not generally compete with the entertainment aspect of the Downtown. Uses can be mixed within the same building, the same site, and may adjoin one another. Convenient parking and circulation are also important aspects of development in the district.

Section 13A.02 Schedule of Uses

A. The following uses of land and structures shall be permitted in the three (3) overlay sub-districts. Uses not specifically listed in the table are prohibited although similar uses may be determined in accordance with footnote 10. Special Approval Uses

must comply with Article 26.

P= Principal Permitted Uses  
S= Permitted Uses after Special Approval  
N/P=Not Permitted

| District Uses                                                                                                                                                         | CBD-1<br>Transition | CBD-2<br>Downtown | CBD-3<br>Five Points | Conditions or<br>Footnote                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------|----------------------|--------------------------------------------------------------------------------------------|
| Retail, personal service uses, cultural uses, offices, and medical office/clinic uses on the ground floor, and residential, office, or warehouse uses on upper floors | P                   | P                 | P                    |                                                                                            |
| Buildings with only office, medical office/clinic uses, cultural uses, and personal service uses                                                                      | P                   | P                 | P                    | Individual buildings in the CBD-2 and CBD-3 shall not exceed 10,000 sf of gross floor area |
| Buildings with only retail uses                                                                                                                                       | P                   | P                 | P                    | Individual buildings shall not exceed 20,000 sf of gross floor area                        |

| District Uses                                                                                                                                           | CBD-1<br>Transition | CBD-2<br>Downtown | CBD-3<br>Five Points | Conditions or<br>Footnote                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------|----------------------|------------------------------------------------------------------|
| Drive-through uses accessory to a Principal Permitted Use (except Restaurants)                                                                          | S                   | S                 | S                    | 1                                                                |
| Drive-through/Drive-in restaurant facilities                                                                                                            | S                   | N/P               | N/P                  | 1                                                                |
| Personal service uses and cultural uses                                                                                                                 | P                   | P                 | P                    | Individual buildings shall not exceed 10,000 sf gross floor area |
| Commercial residential uses (hotel, motel, bed and breakfast inns)                                                                                      | S                   | S                 | S                    |                                                                  |
| Open air retail sales, material display, and equipment rental as accessory uses                                                                         | S                   | N/P               | S                    | 2                                                                |
| Restaurants. Outdoor seating, carryout and open front windows are also allowed when accessory to a Restaurant                                           | P                   | P                 | P                    | 3                                                                |
| Automobile Service Uses (service, repair and wash)                                                                                                      | S                   | N/P               | S                    | 4                                                                |
| Auto sales or rentals                                                                                                                                   | N/P                 | N/P               | S                    | 4                                                                |
| Civic buildings (schools, municipal buildings, parks)                                                                                                   | P                   | P                 | P                    |                                                                  |
| Essential public services, buildings, and structures                                                                                                    | P                   | P                 | P                    | 5                                                                |
| Private schools                                                                                                                                         | S                   | S                 | S                    |                                                                  |
| Places of assembly (worship, fraternal organizations, and lodge halls, conference centers, banquet halls, movie theaters, indoor recreation facilities) | S                   | S                 | S                    |                                                                  |
| Residential Uses/Home Occupations. Includes attached and detached single family, two-family, multiple family, accessory apartment, home occupations     | P                   | P                 | P                    | 6,7,8,9                                                          |
| Nursery schools, day nurseries, and child care centers                                                                                                  | P                   | P                 | P                    |                                                                  |
| Senior housing and housing for the elderly                                                                                                              | S                   | S                 | S                    |                                                                  |
| Public off-street parking lots or parking structures                                                                                                    | S                   | S                 | S                    |                                                                  |
| Bus or railroad passenger stations                                                                                                                      | P                   | P                 | P                    |                                                                  |
| Accessory structures and uses customarily incidental to the above uses                                                                                  | P                   | P                 | P                    |                                                                  |
| Similar use determination                                                                                                                               |                     |                   |                      | 10                                                               |

B. Footnotes to the Schedule of Uses

1. **Drive-In/Drive-Through Uses:** The following standards shall apply to all drive-in/drivethrough uses:

(a) There shall be a maximum of two (2) drive-through lanes. For bank/financial institutions, there shall be a maximum of one (1) automatic teller lane in addition to the allowed drive-through lanes.

(b) The stacking area for drive-through and drive-in lanes is required to include a minimum of three (3) spaces per lane, each being a minimum nine (9) feet wide and twenty-two (22) feet long.

(c) The far edge of the drive-through lane(s) shall be at least twenty-five (25) feet from the side or rear property line.

(d) Lanes shall be located in the side or rear yard of the site.

(e) Methods to minimize impacts from any outdoor speakers are required.

(f) Drive-through restaurants shall provide at least one (1) additional parking space accessible from the drive-through lanes that is dedicated for customers waiting for orders.

2. **Open Air Uses:** Open air uses are subject to the following requirements:

(a) Areas designated for open air storage shall be located in the rear yard and shall meet setback requirements for the principal building.

(b) A separate, clearly defined area shall be provided for storage. Parking lots, loading areas, and other site improvements shall not be used to accommodate storage.

(c) Opaque screening is required on all sides to block views and contain materials. Screening shall be provided in the form of an opaque wooden fence, brick wall, or decorative concrete wall.

(d) Areas designated for open air storage shall not exceed thirty percent (30%) of the gross floor area of the principal building.

(e) The use shall comply with all City and County health regulations regarding sanitation and general health conditions.

3. **Accessory Outdoor Seating Areas:** Accessory outdoor seating areas are subject to the following requirements:

(a) Pedestrian circulation and access to the building entrance shall not be impaired. A minimum sidewalk width of five (5) feet along the curb and leading to the entrance to the establishment must be maintained free of tables, chairs, and other encumbrances.

(b) The seating area shall only be limited to the area directly in front of the permitted restaurant use to which the seating area is accessory and shall not extend into adjoining sites. If the seating area is located at the rear or side of said restaurant, it shall be contained within the subject lot.

(c) The seating area shall be kept free of debris and litter.

(d) Permanent attachment of railings must be approved by the Building Department.

Continued on page 11



Continued from page 10

- (e) Tables, chairs, umbrellas, canopies, planters, waste receptacles, and other street furniture shall be compatible with the architectural character of the principal building.
- (f) Outdoor amplification shall be prohibited.
- (g) Confirmation of appropriate liquor licenses, if proposed.
- (h) Such areas are permitted seasonally between April 1 and October 31.

(i) Requests for outdoor seating shall include submission of a plot plan that includes sufficient information to determine compliance with the above requirements. The request shall be administratively approved by the DDA Director and Building Department. At the time of approval, a performance guarantee is required that provides liability coverage in an amount determined by the City.

**4. Automobile Service Uses:** Automobile service uses are subject to the following requirements, as applicable to the proposed use (these shall pre-empt the general provision standards of Section 4.06 in this district):

- (a) There shall be a minimum lot area of ten thousand (10,000) square feet and minimum lot frontage of ninety (90) feet. Projects that include convenience retail and/or automobile wash facilities shall provide a minimum lot area of fifteen thousand (15,000) square feet.
- (b) There shall be frontage on two public streets with a total right-of-way greater than or equal to eighty (80) feet.
- (c) Access shall be limited to one (1) driveway per public street frontage. Driveways shall be spaced as far from adjacent intersections as practical and arranged to limit turning conflicts with other driveways on both sides of the street.
- (d) A circulation plan must be submitted illustrating the primary access and turning movements of trucks and tankers onto and within the site.
- (e) No parking or standing of customer vehicles shall be permitted in the area immediately adjacent to any customer entrance or payment window.
- (f) A maximum of four (4) pump islands is permitted (for a maximum of eight (8) vehicles to be serviced at one time). Pump islands are defined as a pumping station that serves one vehicle on each side.
- (g) Pump islands shall be a minimum of thirty (30) feet from any public right-of-way or lot line, and at least forty (40) feet from any residential lot line.
- (h) All repair work shall be conducted completely within an enclosed building and garage doors shall not face any public roadway.
- (i) There shall be no outdoor storage or display of vehicle components and parts, supplies or equipment, except within an area defined on the site plan, approved by the Planning Commission and which extends no more than ten (10) feet beyond the building.
- (j) Outdoor storage of wrecked, partially dismantled, or other derelict vehicles is prohibited, unless such storage is required under police or court order.
- (k) Canopies shall be designed to be consistent with the approved building materials and design of the district. Support columns shall be brick or materials compatible with the principal structure. Any canopy lighting shall be recessed into the canopy.
- (l) The establishment of a new automobile service station shall be on a lot separated a minimum of five hundred (500) feet from any other lot containing an automobile service station.
- (m) The submission of a Pollution Incidence Protection Plan (PIPP) may be required. The PIPP shall describe measures to prevent groundwater contamination caused by accidental gasoline spills or leakage, such as special check valves, drain back catch basins, and automatic shut off valves.
- (n) In the event that an automobile service station use has been abandoned or terminated for a period of more than one (1) year, all underground gasoline storage tanks shall be removed from the premises.
- (o) All lubrication equipment, motor vehicle washing equipment, hydraulic hoists and pits shall be enclosed entirely within a building.

**5. Essential Public Services, Buildings, and Structures:** Essential public services, buildings, and structures shall meet the following design standards:

- (a) Buildings and structures shall meet the design intent for that district (CBD-1, 2, or 3) as set forth in the intent section of this ordinance and in the City Master Plan.
- (b) If chain link fencing is proposed it shall be black vinyl coated.

**6. Single-Family Detached and Two-Family Dwellings:** Existing and proposed single-family detached and two-family residential dwelling uses shall comply with the following requirements:

- (a) Two family residential dwellings shall comply with the requirements of Section 7.03(H).
- (b) Both uses shall comply with Section 7.06 One- and Two- Family Dwelling Standards.

**7. Single-Family Attached and Multiple-Family Dwellings:** Shall comply with the following design requirements:

- (a) Density: The maximum permitted density for single family attached and multiple-

family dwellings is 15.0 units per acre. Special land use approval is required for a density greater than 15.0 units per acre in all CBD districts.

- (b) All buildings shall be oriented towards Goddard Road or other applicable public street. Pedestrian entrances shall be oriented towards such street, as feasible. Parking, garages, and any other accessory structures and uses shall be located in the rear or side yards.
- (c) All main entrances to the units shall have a porch or stoop at least thirty (30) square feet in area.
- (d) The exterior finish material on all elevations shall be durable, timeless materials including glass, brick, cut stone, cast stone, smooth stucco, or wood. Concrete block, EIFS, or other synthetic materials shall not be allowed on any portion of the building visible from a street. Permitted roofing materials include asphalt shingles, cedar shake and slate. Use of materials shall be consistent on all elevations of the building.
- (e) Architectural design shall be consistent with the intent of the District, the City Master Plan, and the DDA Facade and Site Improvement Guidelines.
- (f) Buildings shall be spaced a minimum of twenty-five (25) feet apart,
- (g) The maximum building length shall be one hundred and eighty feet (180) feet.

(h) Walls visible from public streets shall not be blank but shall include windows and architectural features customarily found on the front facade of a residential dwelling, such as porticos, stoops, gables, dormer windows, cupolas, cornice work, edge detailing, or other decorative finish materials.

(i) The minimum floor area for each dwelling unit is nine-hundred and fifty (950) total square feet.

**8. Accessory Apartments:** Accessory apartments in association with a permitted or special land use in the district are permitted upon approval by the Administrative Review Committee provided the following conditions are met and the application demonstrates the use will not disrupt the character and welfare of the district. These regulations pre-empt Section 4.19 Occupancy for the CBD only.

- (a) Basements, cellars, and detached accessory structures shall not be used for an accessory apartment.
- (b) Accessory apartments shall be entirely within the existing principal structure and shall contain not less than six hundred (600) square feet and no more than one thousand (1,000) square feet.
- (c) The addition of a separate exterior door is permitted however all other aspects of the building elevations shall remain unchanged.
- (d) Parking requirements for the residential use must be met in addition to the non-residential use.
- (e) No sign is permitted except those that are exempt such as ‘for sale’ or ‘for rent signs.’

**9. Home Occupations:** A home occupation in association with a residential use is permitted upon approval by the Building Department provided it complies with the regulations set forth in Section 2.02 Definitions.

**10. Similar Use Determination:** Since every type of potential use cannot be addressed, this district provides for a similar use determination. All applications for a use not specifically addressed in the CBD shall be submitted to the Planning Department for review and decision. Such decision shall be based on whether the proposed use is similar in character and function to another use listed in the CBD. Such named use shall be determined using criteria such as potential impact on property values, nature of use, traffic generated, aesthetics, noise, vibration, dust, smoke, odor, glare, and other impacts on the health, safety, and welfare of the City. If a use is determined to be similar to a named use, the proposed use shall comply with any standards or other Ordinance requirements that apply to the named use. Any use determined by the Planning Department to be similar shall thereafter be deemed to be included in the enumeration of the uses.

Where the Planning Department determines a proposed use is not similar to any named use addressed in this District, the applicant may pursue the Unspecified Use Determination procedure set forth in Section 4.21 of the Zoning Ordinance.

| Section 13A.03 Bulk and Area Requirements |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                             |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| CBD-3                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                             |
| CBD 1 commercial or mixed use buildings   | Front yard setback: Buildings shall be placed between 15 feet and 25 feet from the front lot line.<br>Side yard: Side yard setbacks shall be a minimum of 5 feet, with a total of 15 ft.<br>Rear yard: Rear yard setbacks shall be a minimum of 35 feet.<br>Building height: Maximum building height shall be 40 feet and 3 stories.<br>Lot coverage: The maximum percentage of the lot that may be covered by structures and pavement shall be 75%.<br>Minimum Lot Area: There is no minimum lot area; provided all other requirements are met.                                                                                                                                                                                                                                                                                                                                                           | Commercial/Mixed use building placement<br> |
| CBD 1 residential buildings               | Front yard setback: Residential buildings shall be placed between 15 feet and 25 feet from the front lot line however they shall be compatible with the established setback of buildings on adjoining lots facing the same street. A front porch or stoop may encroach into the front yard setback. For existing buildings, the established front yard setback may be maintained.<br>Side yard: Side yard setbacks shall be a minimum of 5 feet with a total of 15 feet.<br>Rear yard: Rear yard setbacks shall be a minimum of 35 feet.<br>Building height: Maximum building height shall be 40 feet and 3 stories; provided basements shall not count towards the maximum number of stories.<br>Lot coverage: The maximum percentage of the lot that may be covered by structures and pavement shall be 75%.<br>Minimum Lot Area: There is no minimum lot area; provided all other requirements are met. | Residential use building placement<br>      |

Continued on page 12



OBITUARIES

**BREWER, Katherine**  
Katherine D. Brewer, 91, of Romulus, died Nov. 12.

Among her survivors are her children, William R. "Bud" Brewer of Florida, Glendie Brewer of Westland, Carol (Joseph) Kochanoski of Romulus, Linda (Peter) Preis of Manchester; 14 grandchildren, 18 great-grandchildren, and four great-great-grandchildren.

Mrs. Brewer was a member of the Romulus Senior Citizens group.

Funeral services were at the Crane Funeral Home with Pastor Joe Jones of the West Wayne Freewill Baptist Church in Wayne officiating.

Interment was at Romulus Memorial Cemetery in Romulus.

Arrangements were entrusted to the Crane Funeral Home in Romulus.

**HARRIS, Calvin**  
Calvin Ray Harris, 53, a resident of Belleville for more than 50 years, died Nov. 13.

Among his survivors his children, Monica Harris and her mother Barbara A. Harris, both of Ann Arbor and Latell Thomas and his mother, Kim Harris, both of Ypsilanti; siblings Jewel H. (Bennie) Leonard of Sumpter Township, Bettye J. (Roy R.) Pope Sr., Preston L. (Marilyn) Harris, Jr. both of Ypsilanti and David (Karen) Harris of South Carolina; several aunts and uncles, and many nieces and nephews.

Funeral services were at the David C.

Brown Funeral Home in Belleville with Pastor Henry Healey officiating.

Interment was at Metropolitan Memorial Gardens in Belleville.

**WELT, Shirley**  
Shirley Elizabeth Welt, 82, a lifelong resident of Belleville, died Nov. 14.

Among her survivors are her sons, Michael (Marie) Welt of Grayling and Daniel (Janice) Welt of Belleville; a daughter, Susan Hamrick of Ann Arbor; a sister, Virginia Blair of Illinois; 12 grandchildren, and 26 great-grandchildren.

Mrs. Welt was a long time member of the First United Methodist Church in Belleville.

Funeral services were at the David C. Brown Funeral Home with Dr. John N.

Grenfell III officiating.

Interment was at Hillside Cemetery in Belleville.

**GDANIEC, Peter**  
Peter Paul Gdaniec, 64, of Van Buren Township died Nov. 3.

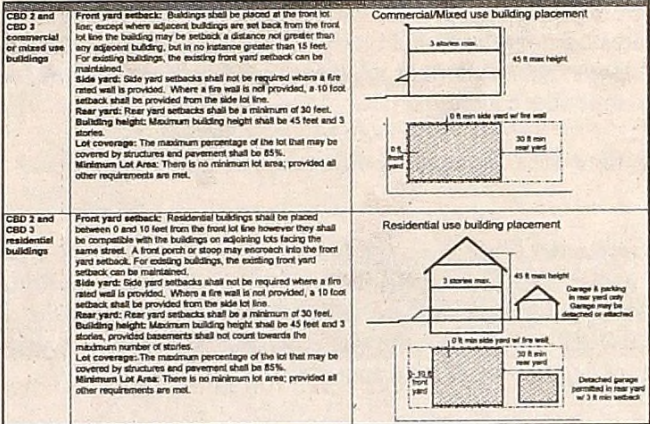
Among his survivors are his son, Ron (Lisa) Gdaniec of Ypsilanti; a sister, Connie; a good friend, Hilma Bonici, and grandchildren, Cassie and Jeremy Gdaniec, both of Ypsilanti.

Mr. Gdaniec was a member of St. Anthony Catholic Church in Belleville.

Funeral services were at the David C. Brown Funeral Home with Father John Hedges officiating.

Cremation rites were accorded.

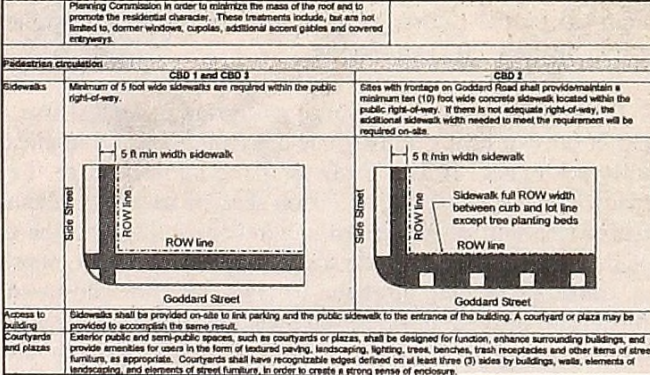
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Section 13A.04 Development Standards for All Development in the CBD

The following table outlines all development standards applicable in the CBD. Where indicated in the heading and divided into columns certain standards apply to different districts. Where no specific district is indicated, the standard applies to all districts.

| Architectural Design | CBD 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | CBD 2 and CBD 3                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Architectural Design | When possible, reuse and renovation of existing single family dwellings is encouraged rather than their demolition to maintain the character of the district. However, when new construction or redevelopment is proposed architectural design and materials must be compatible with the residential character of the surrounding area and most importantly the design intent for the Transition District as set forth in the City Master Plan. Design compatibility includes complementary building style, form, setbacks, size, color and materials. The erection of new structures shall not be grossly dissimilar (obviously different) to the existing design and appearance of existing structures in the district or those found in the nearby residential neighborhoods. | Building facades visible from the public right-of-way shall contain architectural features, details and ornaments consistent with the preexisting architectural style of the Downtown. These features may include arches, cornices, pilasters, and decorative light fixtures. Facades that are not visible from the public right-of-way shall incorporate a similar design with primary emphasis on coordinating building materials. |
| Exterior Finish      | Exterior finish material of all building facades visible from the public street, parking lot or adjacent residentially zoned land, exclusive of window areas, shall consist of high quality building materials consistent with buildings in a traditional neighborhood environment, including brick, cut stone, field stone, cast stone, wood siding. Exterior insulation and finish system is permitted as a accent material only. Decorative screen masonry units such as split-faced block, may be permitted on the rear of the building. Other materials for facades may be permitted if they are not visible from the public right-of-way and are adequately screened from adjoining land uses provided overall materials are consistent with each other.                   | Building materials shall be consistent with traditional downtown design and with the guidelines set forth in the City Master Plan and the DDA Facade and Site Improvement Guidelines for each of the development types. Facades visible from the public right-of-way shall have a minimum of 60% transparent, unobstructed, glass windows. All other facades shall have a maximum of 30% transparent, unobstructed, glass windows.   |
| Roofs                | As a part of building design, roof design and materials shall be consistent with the residential character of the area as determined by the Planning Commission. Pitched roofs shall have a slope of not less than 5:12. Roofs shall be covered with asphalt shingles or other material determined to be compatible by the Planning Commission. Additional roofline treatments are encouraged and may be required by the Planning Commission in order to minimize the mass of the roof and to provide the residential character. These treatments include, but are not limited to, dormer windows, cupolas, additional accent gables and covered entryways.                                                                                                                      | Flat roof lines are encouraged on multi-story buildings used for mixed-use or non-residential. Cable, No, or other roofs are permitted provided a minimum slope of 5:12 is provided with a four (4) inch overhang.                                                                                                                                                                                                                   |



|                      |                                                                                                                                                                                                                                                                                                                       |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Light height         | Light fixtures shall have a maximum height of 12 feet.                                                                                                                                                                                                                                                                |
| Floodlighting        | Floodlight type fixtures and neon lighting shall not be permitted.                                                                                                                                                                                                                                                    |
| Boatlift lights      | Boatlift lights are permitted to light driveways and pedestrian areas.                                                                                                                                                                                                                                                |
| Signs                | The City Sign Ordinance dimensional and area requirements shall be met.                                                                                                                                                                                                                                               |
| Sign Ordinance       | The design and scale of business signs in the CBD shall complement the intended traditional downtown character and pedestrian orientation envisioned for the Downtown as set forth in the City Master Plan, the DDA Facade and Site Improvement Guidelines, and other supportive planning documents for the Downtown. |
| Design               | Wall signs are preferred throughout the Downtown and hanging signs are also preferred in CBD-2. If freestanding signs are proposed, they shall have a pedestrian scale and orientation.                                                                                                                               |
| Wall signs           | Signs shall be compatible with building size, style, materials, and character of the structure.                                                                                                                                                                                                                       |
| Compatibility        | All signs shall be constructed of permanent, quality materials with a level of detail appropriate for pedestrian visibility.                                                                                                                                                                                          |
| Materials            | Awnings/canopies, defined as attached structures that project from a building intended to provide shelter, shade and building accent, shall not contain signs or messages.                                                                                                                                            |
| Awning signs         | Signs shall not have electronic changeable messages, flashing lights, and other repetitive illumination that can be distracting and hazardous to motorists and detract from the character of the Downtown.                                                                                                            |
| Electronic messages  | Signs shall not obstruct views of the architectural details of the building or window displays and shall not obstruct pedestrian circulation.                                                                                                                                                                         |
| Obstruction of views | Permanent window signs are permitted provided they do not exceed 5% window coverage and are made of permanent, durable materials.                                                                                                                                                                                     |
| Window signs         | Temporary window signs such as posters or boards advertising sales or pricing are not permitted.                                                                                                                                                                                                                      |

| Section 13A.05 Process and Applicability                                                                                                                                       |                                                                                                                                                                                 |                                                                                        |                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| For all new projects within the Central Business District Overlay the following shall regulate the approval required and the level of compliance required for the application. |                                                                                                                                                                                 |                                                                                        |                                                                                                                                                                                                                                                                                                                                                                 |
| Type of Project                                                                                                                                                                | Definition                                                                                                                                                                      | Approval Required                                                                      | Level of Compliance                                                                                                                                                                                                                                                                                                                                             |
| New Development or Redevelopment Projects                                                                                                                                      | Expansion of building and/or parking greater than 70%, tear downs and complete rebuilds, and development of a vacant site.                                                      | Site Plan by Planning Commission (in accordance with Section 4.03(B)(3))               | 100% Compliance with ordinance.                                                                                                                                                                                                                                                                                                                                 |
| Major Expansion                                                                                                                                                                | Expansion of building or parking greater than 20% but less than 70%.                                                                                                            | Site Plan by Planning Commission (in accordance with Section 4.03(B)(3))               | Application shall be required to include landscaping, lighting, building design and other site and building upgrades to comply with the requirements of this ordinance to an extent that is proportionate and reasonable in comparison to the degree of expansion proposed. Improvements needed to ensure public safety and safe circulation shall be required. |
| Minor building and/or parking expansions                                                                                                                                       | Expansion of building and/or parking 20% or less of the current area.                                                                                                           | Administrative Review Committee review and approval                                    | Application shall be required to include landscaping, lighting, building design and other site and building upgrades to comply with the requirements of this ordinance to an extent that is proportionate and reasonable in comparison to the degree of expansion proposed. Improvements needed to ensure public safety and safe circulation shall be required. |
| Facade and Site Improvements                                                                                                                                                   | Any facade or site improvements that do not involve expansion of the building but will alter the physical character of the site beyond typical building maintenance and repair. | Administrative Review Committee review and approval                                    | The requested improvements shall be required to comply with the requirements of this ordinance to an extent that is proportionate and reasonable to the specific request. Improvements needed to ensure public safety and safe circulation shall be required.                                                                                                   |
| Change in Use                                                                                                                                                                  | Change in use or re-occupancy of a building that is not associated with exterior changes to the building or site.                                                               | Building Department review and approval<br>Input shall be provided by the City Planner | Impacts to the proposed use shall be evaluated such as parking, traffic, and hours of operation. Based on this evaluation facade and site improvements may be required in order to minimize impacts. This could include improvements such as additional parking and screening.                                                                                  |

SECTION 3 Amend Section 21.01, Schedule of regulations, to delete a row for the Central Business District add a new row for the Central Business Overlay

| Zoning District | Minimum Lot Size    |             | Maximum Building Height |         | Maximum Coverage of Lot by All Buildings | Minimum Yard Setbacks in Feet Side Yards (E) |         |         |      | Minimum Floor Area Per Dwelling Unit (A) |
|-----------------|---------------------|-------------|-------------------------|---------|------------------------------------------|----------------------------------------------|---------|---------|------|------------------------------------------|
|                 | Area (Sq.Ft.)       | Width (Ft.) | In Stories              | in Feet | <u>in percent</u>                        | Front                                        | Least 1 | Total 2 | Rear |                                          |
|                 | See Section 13.A.06 |             |                         |         |                                          |                                              |         |         |      |                                          |
|                 | SEE SECTION 13A.03  |             |                         |         |                                          |                                              |         |         |      |                                          |

District, to read as follows:

SECTION 4 Force and Effect

Except as expressly set forth above, the Zoning Ordinance shall remain in full force and effect.

SECTION 4 Effective Date

This ordinance shall be effective on the date provided by law and City Charter following publication.

YEAS:  
NEAS:  
ABSENT:

CERTIFICATION

It is hereby certified that the foregoing Ordinance was adopted by the City Council of the City of Romulus, Wayne County, Michigan, at a meeting of the Council duly called held on the 24th day of October, 2005.

CITY OF ROMULUS

BY: Linda Choate, CMC, City Clerk

BY: Mayor Alan Lambert

Within forty five (45) days after publication of any ordinance duly passed by the Council, a petition may be presented to the Council protesting against such ordinance



# SPORTS

## Fight to the finish

### Rockford denies Canton state championship

Jeff Novak  
Staff Writer

More than 1,250 scarlet and white clad fans, the media and even Canton Coach Tim Baechler waited 48 minutes for that one big play that would give the Chiefs' football team their first state championship.

And they waited. Big plays are nothing new to the Chiefs. They had lived and survived by them all season long on both offense and defense—whatever the day called for.

But last Saturday at Ford Field in Detroit it was the one thing missing. It was the single factor that left a void in an otherwise stellar season—the black hole that swallowed their hopes of a state championship.

There were definitely good plays and touchdowns in Canton's 31-21 loss to defending state champs the Rockford Rams in the state finale, but there wasn't that one play – on either side of the ball – that sent them home with the coveted trophy.

The loss left a void in more than Canton's season, though.

"It feels real good just to get this far—it feels real special," said starting right tackle Ryan Jonik. "But there's just that empty feeling from not winning."

The game actually came down to what could have been the biggest play of the game—a one-yard gain on fourth down at the Rams' 34 mid-way through the third quarter would have

extended Canton's chance to take the lead.

The game was tied at 14 when Rockford's outside linebacker Spencer Remtema stuffed Canton's junior star running back Deshon McClendon at the line, forcing Canton to turn the ball over on downs.

Eight plays later Rockford senior quarterback Jon VonEschen completed a 20-yard pass to Callan Sherd on a fourth-and-eight play. VonEschen scored three plays later on a 21-yard scramble, putting his team in the lead, 21-14.

That was enough of a momentum swing for the defending champs.

"We had to go for it on fourth down," said Rockford coach Ralph Munger. "We came to win, not to lose. The kids made a big play when we needed it."

Baechler knew his team needed those big plays to come out on top.

"We didn't get the two defensive turnovers that I thought we needed to gain momentum," Baechler said. "We were looking for a deflection or interception here, a sack and fumble there, like we've been getting the last few weeks—we just didn't get them this time. But I think we actually stopped these guys better than we have other teams during the season."

The Rams extended their lead, 24-14, when kicker Mark Schlaudt nailed a 23-yard field

*It feels real good just to get this far—it feels real special. But there's just that empty feeling from not winning.*

Ryan Jonik

See **Canton**, page 14



Dalton Walser eludes Rockford's defense for a 15-yard touchdown run in the fourth quarter. Photo by Andy Rubenstein



Canton's Jeff Piper tackles Rockford's top running back Zach Breen. Photo by Andy Rubenstein

## Down to business: Inkster ready for run at state title

Jeff Novak  
Staff Writer

The Inkster Lady Vikings have dominated all season, winning the Mega Red Conference Championship, the district championship and, most recently, the Class C regional championship.

Now it's time to get down to business as they ready for what could possibly be their final three games of the season with the grand prize of a state championship waiting for them at the end.

For first-year Inkster Coach Peggy Carr, it is a quite an accomplishment in a year that started with a giant question mark.

"It feels good to make it this far especially since we had no idea what kind of team we were going to have at the start of the season," she said. "We didn't have a lot of girls come out for

the team and we didn't know what to expect. So it's not just a great accomplishment for the coaches, it's a great accomplishment for the girls as well."

The Lady Vikings wrapped up the regional tournament with a 55-44 victory over host team Madison Heights-Bishop Foley last Wednesday before the holiday break.

"I thought that was a tough game for us because we were just physically tired," Carr said. "We were lucky to make it through it."

Inkster squeaked out an 11-8 lead at the end of the first frame, but really got things going in the second. They outscored the Ventures 22-12 for a 13-point lead at the half.

Bishop Foley came alive in the third quarter, outscoring Inkster 17-13 to make it a nine-point game, 46-37. Despite the Ventures' run in the fourth that

included a couple of triples, Inkster fended them off for the 55-44 victory.

Lonnie Terrell led the Vikes

*She always steps up her play, especially on defense.*

*She gets a lot of steals and scores a lot of easy layups that way.*

with 19 points. She also recorded seven rebounds, two assists and four steals. Terrell has really stepped up the last couple of weeks. She scored 28 points against Monroe St. Mary's last Monday and 30 points against Ann Arbor Gabriel Richard for the district championship the

previous week.

"Lonnie always plays better when someone challenges her," Carr said. "She always steps up her play, especially on defense. She gets a lot of steals and scores a lot of easy layups that way."

Michelle Carr (no relation to Coach Carr) added 12 points with five rebounds, four assists, four steals and three blocks.

Rebounds were a key factor, according to assistant coach John Mitchell. Inkster nabbed 29 of them.

"Rebounding made the difference to keep them from scoring because a majority of them were defensive rebounds," he said.

Brittany scales and Charman Blesett each had seven rebounds in the contest.

Inkster took on Saginaw Nouvel in state quarterfinal match-up in Clinton Township at Chippewa Valley High School on Tuesday night but the results

were unavailable at press time.

The next step would be the semi finals at 1 p.m. today at Michigan State University and the finals at 4 p.m. on Saturday, Dec. 3 also in East Lansing.

"It's time to get down to business," Mitchell said. "We can't look past any team. As far as I'm concerned every team we play is the best team out there."

**Inkster 85, Monroe St. Mary's 79**

Inkster knocked Monroe St. Mary's out of the regional tournament with an 85-79 victory last Monday.

Inkster led 22-14 after one and extended its lead to 42-32 at the half time. St. Mary's cut its deficit to five in the third, outscoring the Vikes, 24-19, but Inkster held on through the fourth for the victory.

Terrell led Inkster with 28. Scales and Victoria McGowan each added 13 and Michelle Carr 12.



# SPORTS

## Canton skaters start season, 0-2

Jeff Novak  
Staff Writer

Canton skaters are off to a tough start after losing two games in the Salem Thanksgiving Invitational.

The Chiefs lost to Chippewa Valley, 4-2, in the first round and then to Grand Rapids Forest Hills Northern, 2-1, in the consolation game. Chippewa Valley won the tournament.

The Chiefs are younger than last year's team—losing 12 seniors to graduation in June—when second-year head coach Mike Behen led them to their first regional win in the school's history in his first year.

Last year's senior class accounted for about 90 percent of the team's scoring, Behen said.

He lost offensive weapons such as Reece McCabe, Bryan Wioncek, Mike Kondrategk and Paul Stevens along with Nick Leadford, Ryan Mooradian and Sean Rago who were on the roster last year.

The team also lost some sturdy defenders with Pat Davison, Ben Laurin and Jon Sudia and goalies Tony Hylko and Jon Bonham. The team is also without experienced underclassmen defenseman Alex Lajoie and forward/defenseman Aaron Amin.

Behen, in his second year, is a little wiser about his oppo-

nents this year, though. He didn't know anything about Western Lakes Activity Association teams and rivalries coming into last year.

"I'm glad to be back for a second year because we know the conference a little better now," he said.

"We have a lot of new guys, so we're going to be inexperienced just about everywhere. But it could be an advantage. We wanted a bunch of young guys to help build the program so we weren't having to rebuild every year."

Behen said he also has strong core of younger and older players that saw plenty of ice time last season. Some of those include third-year forward Kevin Tollison, now a senior; senior forwards Brett Giacomino, Andy Barylski and Kyle Kowalski; and senior defender Pat Gallagher. Younger players include the return of junior forward Brad Barath, sophomore defender Clark Albers and sophomore goalie Kevan Swanberg.

Some of the new players breaking into the line up this year on offense are junior forwards Jesse Pletsch, JP LaFontaine and Justin Ward; sophomore forward Chris Wies, Ryan Lash and freshman forward Mark Barath.

See Skaters, page 16



Deshon McClendon accumulated 90 yards on 20 carries for two touchdowns against the Rams. Photo by Andy Rubenstein

## Canton

FROM PAGE 13

goal at the 7:48 mark of the fourth.

Canton bounced back on its next possession with an 11-play, 71-yard drive that included a 23-yard strike from senior quarterback Shawn Little to tight end Brandon Fender on fourth-and-eight. The play landed them on the Rams' 31. Five plays later Dalton Walser found pay dirt at the end of a 15-yard jaunt, cutting Rockford's lead to 24-21 with about four minutes left in the game.

Rockford contained Canton's ensuing onside kick attempt and went 49 yards, capped by Zach Breen's 11-yard touchdown run, making it 31-21 with 2:16 to go.

Baechler said he underestimated the speed of both teams.

"I thought we were going to be faster than heck, I really did," he said. "They were fast, too. I didn't think they would be that fast on both sides of the ball, so I was a little surprised."

"We really thought we could beat them," he added. "They came in with that braggadocio and flair because they had won it before. I didn't think they were as good as they thought they were and I thought we could beat them. But they proved they were that good."

Breen led the Rams with 17 rushes for 118 yards. He rushed for the game's first score—a 52-yarder to close out the first quarter, 7-0. VonEschen went 7-for-14 in the air for 129 yards, including a 53-yard bolt to Sherd to tie the game at 14 with under 3:00 in the first half.

McClendon knotted things up, 7-7, in the second with a one-yard push into the end zone.

Little wired a 41 yard pass to the running back, landing the Chiefs on Rockford's 3 to set up the score.

McClendon gave the Chiefs' their first and only lead of the game, 14-7, when he broke loose for a 29-yard score at 5:41 of the second. He was Canton's leading rusher with 89 yards on 20 carries. Walser gained 70 yards on 11 attempts.

Little, in his last game as the Chief's leader, completed 4-of-12 passes for 77 yards.

"I'm very proud of my team," he said. "It was fun coming all of this way—we didn't capitalize when we needed to capitalize and that hurt us big. But I love playing with these guys; they're like my brothers, my family."

Big plays or not it was still a pretty good year, according to Baechler, who wrapped up the season best, simply saying:

"It was an amazing run."

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SPORTS

Lakers knock Canton out of regional playoff

Jeff Novak  
Staff Writer

All good things must come to an end.

Unfortunately for the Canton girls basketball team, their 45-38 loss to West Bloomfield High School in the state's Class A regional tournament last Monday brought to an end one of the Lady Chiefs' best seasons to date.

Canton finished the season with a 19-5 overall record—one of the best in the very competitive Western Lakes Activity Association (WLAA). They won the WLAA Conference tournament and district championships and made it to the regional tournament.

So there's no doubt when first-year Canton head coach Brian Samulski said he has no regrets about the way the season ended.

"The kids competed their butts off all year," he said. "To get here is a big thing. Our district is tough with Salem, Northville, Plymouth and Novi and South Lyon—they're all good teams with good programs. So the fact that they got here and the kids gave us an opportunity to win and come back tomorrow night is a good thing. We started off with a 180 teams and it was down to 32 at the start of tonight—that's a good thing."

The first half of the contest remained close. West Bloomfield led, 10-9, after the first period.

Canton's junior point guard, Becci Houdek, nailed a triple at the six-minute mark for Canton's only lead, 3-2, in the that quarter. Junior guard Ja'nee Morton sank a double at the end of the frame to make it a one-point game, 10-9.

For the first two and half minutes of the second quarter, neither team scored. But senior forward Lisa Ealy went 4-for-4 from the line to give the Lady Chiefs a 13-10 lead. Canton led the rest of

*"We had a great run—we were conference tournament champs and district champs."*

**Canton Head Coach  
Brian Samulski**

the way with shots from sophomore center Marie Martin and Houdek, making it a 17-16 game at the half.

Things tensed up after the break when West Bloomfield went on a 10-1 run to go up by seven, 27-20, at the end of round three.

"They changed their defense up some in the second half and we had a harder time getting to the rim for layups," Samulski said. "We got to the rim a lot in the first half for easy shots but we missed a lot, too."

Both teams' offenses stepped up in the final session. Canton went on a 13-3 run in the middle of the quarter that erased most of a 12 point deficit to make it a 39-37 game. Houdek scored 10 of her team-leading 17 points in the fourth, including back-to-back triples when her Chiefs was down by 12. Ealy also chipped in with five of her nine points in the final quarter.

But West Bloomfield went 5-of-8 from the line down the stretch to put the game away, 45-38.

"To the kids' credit we were down 12 and they hung in there," Samulski said, "and then cut it to two at one point with about three (minutes) to go but we just couldn't get over that hump."

West Bloomfield's junior guard/forward Brittany Jones led her team with 15 points while freshman forward/center hit for 14.

Morton finished with nine for Canton.

West Bloomfield Coach Larry Moore was happy about the victory but admitted not knowing his opponent too well.

"Actually, I knew absolutely nothing at all about them," he said of the Canton girls. "I hadn't seen them play and I didn't see any tape on them. One of my freshman coaches said he saw them play several times and said they were aggressive and liked to take the ball to the basket and



Canton's Ja'nee Morton looks for an outlet last Monday during a regional match-up against West Bloomfield High at Northville High School.

that's what they did.

"Defensively we had to close on 33 (Ja'nee Morton)—she liked to get it at the top and drive it every time," he added. "We started doubling up on her and took her out of the game. So I think we kind of took her out off her game."

In spite of the loss, Samulski confessed it was a pretty good

ride to this point.

"We had a great run—we were conference tournament champs, district champs," he said. "It goes back to that week when we lost to Northville and Plymouth back-to-back and then we showed that good teams bounce back and they bounced back and then they rattled off eight in a row. I'm proud of the kids."



AGENTS: Carol Bird, Michael Bird, Shirley Hebert, Paula James, Elaine Gutierrez, Kathy Kulwicki, Toni Clark, Marissa Young, Dawn Terzieff, Cindy Lunsford, Mary Ann Chudzinski, Rick Moore, Jan Godlesky, Thea Walker, Jerry Osak, Lillian Martinez, Peggy Dowling, Michelle Hebert, Pat Cullin, & Terry Bird

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# SPORTS Skaters

FROM PAGE 14

"We have a good group of kids," Behen said. "We're inexperienced and we'll have to play as hard as we can every game, but that's a good thing."

## Canton 2, Chippewa Valley 4

The lead bounced back and forth between Canton and Chippewa Valley in the opening game of the Salem Thanksgiving Invitational at the Plymouth Cultural Center on Friday. But the Big Reds earned the 4-2 victory.

Chippewa Valley started the scoring in the first period with a

full-strength goal at the 13:21 mark.

After a scoreless second frame, the Chiefs bounced back with a score from Giacomino at about the 10:22 mark of the third period. Tollison earned the assists on the play.

Chippewa Valley answered with two goals 11 seconds apart for a 3-1 lead, but Giacomino

narrowed the gap with his second goal of the night. Gallagher and Cory Hames recorded the assists.

The Big Reds put the game away, 4-2, with 47 seconds left on the clock.

## Canton 1, Forest Hills Northern 2

Saturday's game didn't work out in Canton's favor, either:

Grand Rapids Forrest Hills

Northern overcame a one-goal deficit in the first for the 2-1 victory.

Canton's loan goal was from Gallagher, assisted by Chris Wies.

Canton hosts Creswood at 6 p.m. on Wednesday at the Arctic Edge in Canton Township.

Go to [www.journalgroup.com](http://www.journalgroup.com) for Northville hockey news.

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SPORTS

Western Lakes All Conference basketball, football team selections

The votes were cast and counted and the Western Lakes Activity Association (WLAA) All Conference and All Division teams have been decided.

Awards were given to individuals at last Wednesday's WLAA Tournament title game hosted by Wayne Memorial High School. Canton won the tournament with a 32-29 victory against Walled Lake Central.

WLAA All-Conference:

Canton High School had two

all-stars earn all-conference honors—junior Becci Houdek and senior Lisa Ealy. Salem senior Teresa Coppiellie, Plymouth senior Jeanine Moise and Northville junior Danielle Toney along with Walled lake Central's junior Brittany Burkhardt also made the squad.

Lakes All-Division:

On the Lakes side of the conference, Salem had both sophomore Alaya Mitchell and junior Lauren Kurtz received all-division honors.

John Glenn's senior Jennifer Swartz was also selected with Ashley Jolly (W.L. Northern), Danielle Smith (Stevenson) and Jess Helton (W.L. Central).

Western All-Division:

Plymouth seniors Kim Olech and Janet Hanchchett earned All-Division honors on the Western side of the conference. Canton junior Ja,nee Morton and Northville senior Simone Toney joins them along with Robyn Whalen (Franklin) and Malissa

Moore (W.L. Western).

All-Division Honorable Mentions:

Canton: Leslie Olech, Kelsy Zamanski; John Glenn: Brandi Jones, Heather Lindon; Northville: Heather Cox, Sarah Stern; Plymouth: Jalesa Moise; Salem: Tayler Langham, Brianne Clarion, Keiyana Arnold; Wayne: Carrie Laubernds, LaDwan Jones, Alysa Henning; Churchill: Stephanie Bradshaw, Lindsey Graciak; Franklin: Trisha Morrill, Allison Milican, andrea McCall;

Stevenson: Rachel Desentz, Amanda Alpert, Andrea Batshon; W.L. Central: Jess Howard, Kelly Costello; W.L. Northern: Brittany Essian, Angie Niemi, Kylie Kutney, Lori Robinette; W. L. Western: Nicole Gooding, Lilliann Dolley.

Team trophies were also given out at the ceremony to Plymouth and Salem high schools. They shared the conference title, having the best records in the conference.

Football

WLLA All Conference

Center: Mark Skotar (Salem), John Lietke (W.L. Central); Interior Linemen: Celso Flores (Wayne), Blake Karkaska (Franklin), Ryan Jonik (Canton), Shaun Bailey (Plymouth); Tight End: Jeremy Peer (Franklin); Wide Receivers: Davon Brown (Franklin), Tim Cross (W.L. Central); Quarterback: Matt McCullough (Franklin); Running Backs: Pat Clasgens (Franklin), D. J. Tracy (Franklin), Deshon McClendon (Canton); Kicker: Robert Anderson (W.L. Northern).

Down Linemen: Randy Wright (W.L. Western), Andy Rossow (Canton), Aaron Snow (W.L. Northern), Taylor Fox (Plymouth); End/OLB: Jeff Pier (Canton), Nick Lusk (W.L. Central); Linebackers: Mitch Lelowek (Franklin), Matt Wozny (W.L. Western), Chris Long

(W.L. Central); Defensive Backs: Kevin Bradley (Salem), Kevin Long (W.L. Central, Phil Muszynski (Franklin), Matt Sweda (Canton); Punter: Ryan Sheridan (W.L. Northern; At-Large: Josh Le Duc (Plymouth), Shawn Little (Canton).

Lakes All Division

Center: Mike Carbot (Stevenson); Interior Linemen: Jayson Brailean (W.L. Northern), J.T. Regan (Stevenson), Joe Sander (Salem), Anthony White (W.L. Central); Tight End: Tyler Root (Salem), Wide Receivers: Evan Jacobson (W.L. Northern), Brian Chandler (Stevenson); Quarterback: Chad Casey (Stevenson), Running Backs: John Parvin (W.L. Northern), Marcellus Howell (Churchill), Bryan Stolla (W.L. Central); Kicker: Craig Dropiewski (W.L. Central).

Down Lineman: Ross Valore (Stevenson), Chris Faustyn (W.L. Northern), Deano Nicholaides

(W.L. Central); End/OLB: Jerry Smith (Glenn), Ryan McMillen (Stevenson); Linebackers: Lowell Schwalb (W.L. Central), Derek Palac (Glenn), Lineman: Cody Rize (Stevenson); Defensive Backs: Brandon Pratt (Glenn), B.J. Johnson (W.L. Northern), Alex Spiker (Stevenson); Punter: Chris Farr (W.L. Central).

Western All Division

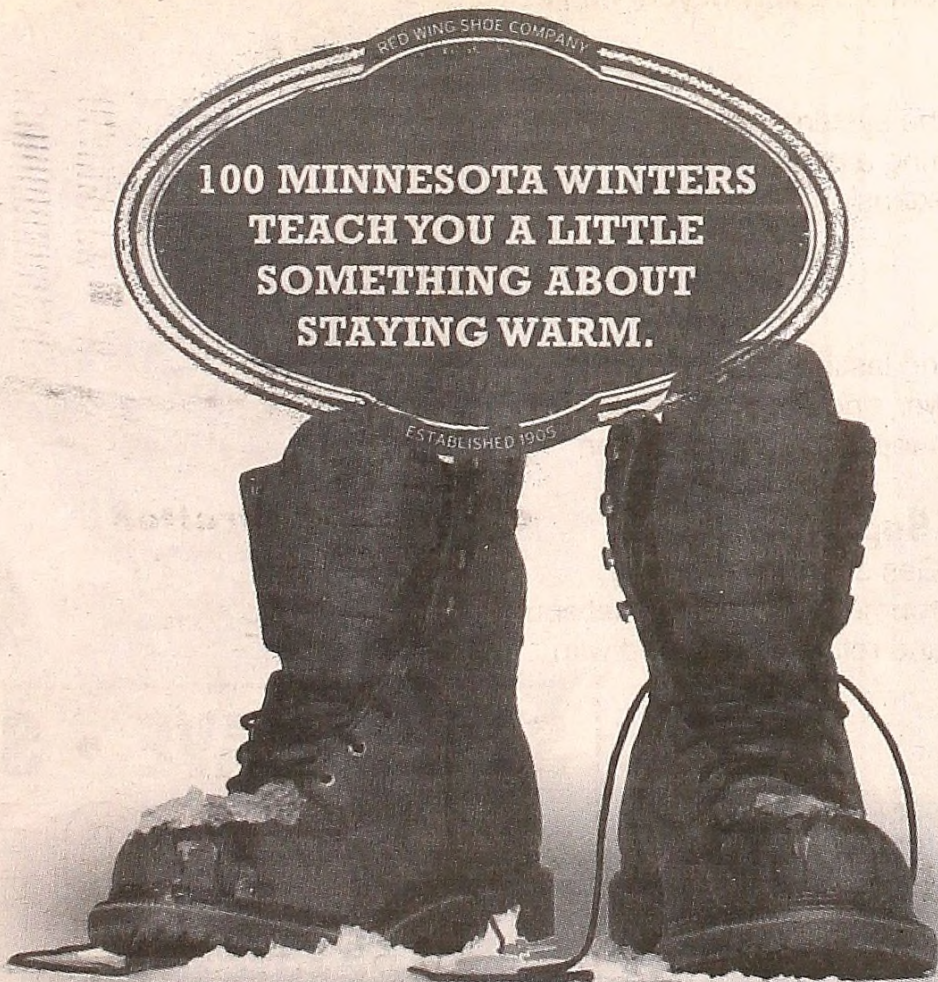
Center: Nate McManus (Plymouth); Interior Linemen: Robert Sheldon (W.L. Western), Evan Duey (Northville), Kevin Wengert (W.L. Western), Fred Keena (Canton); Tight End: Brandon Fender (Canton); Wide Receivers: Nick Coram (W.L. Western), Justin Bending (Franklin); Quarterback: Travis Maxey (W.L. Western); Running Backs: Brent Jones (Plymouth), Andrew Crushshon (Wayne), Tommy Bell (W.L. Western); Kicker: Evan Corbeil (Northville).

Down Linemen: Tyler Schonsheck (W.L. Western), Josh Perusse (Wayne), Matt Cassel (Franklin); End/OLB: Dimitri Touriski (W.L. Western), Tim Gault (Franklin); Linebackers: Mike McIntosh (Plymouth), Colin O'Shaughnessy (Canton), John Leverenz (Wayne); Defensive Backs: Toney Cottrell (W.L. Western), LABroderick Caldwell (Plymouth), Chris Bogdanski (Canton); Punter: Andy Omiatek (W.L. Western).

Honorable Mentions

Northville: David Stewart, Matt Wollack, Ditttrick Williams, Chris McGuire, David Bandy, Tim Resnick, Joe Perpich, Greg Hasse; Canton: Jay Bailey, Nick Dunleavy, Mike Edwards, Marwan Faraj, Wardel Fuqua, Chriss Hasey, Conrad Konszitske, Andy Lafata, Donnie Laramie, Kyle Ording, Keil Price, Bill turner, Chris Woudstra, Joe Zugaj; Wayne: Ryan Bies, Bill

Fallow, Nick Gotts, Mike Pitts, Blaine Simmons, Zack Kyle; Salem: Brian Baumgart, David Hutchinson, Ryan Kilgore, Chris Sorensen; Glenn: Alex Hudson, Chris Hylton, Lamar Keith, Shawn Murphy, Justin Rayburn, Justin Reid, Ray Precido, Frank Tourmina; Plymouth: Theo Brayboy, Matt Schultz, Brad Kraft, Jared Panyan, Nick Rosochacki, Vernon Stewart, Anthony Green, Nathan Gholston, Kevin Mino, Ali Saleem, Dan Norko; Churchill: Jack Beaver, Gerard Grysko, Josh Hubenschmidt, David Jeremy, John Robinson, Ryan Wood; Franklin: Vincent Benavides, Dan Chynoweth, Anthony Farthing, Taylor Hurst, Dan Kozlowski, Phillip Krauss, Phil Reske, Pat Woodard; Stevenson: Nana Adomako, Cory Irvin, Colin Marquardt, T.J. Price, John Schwalm, Pat Treppa; W. L. Central: Aziz Antiyeih.



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## SPORTS

## For Petes' sake: Whalers fall to Petersborough in Shootout

The Plymouth Whalers did everything imaginable except get the win against the OHL's best team, the Peterborough Petes, in a 6-5 shootout loss on Saturday at the Compuware Sports Arena.

Dan Ryder and Steve Downie scored in the shootout to decide the game for the Petes. Earlier, Patrick Kaleta scored a pair of goals to pace the Peterborough attack, while Aaron Dawson, Jordan Morrison and Fredrik Naslund—on a penalty shot—scored singles.

Plymouth got single goals from Vaclav Meidl, Jared Boll, James Neal and Andrew Fournier and John Vigilante—also on a penalty shot.

Evan Brophey, in his third game as a Whaler, contributed three assists and Ryan McGinnis added two for Plymouth.

Two penalty shots in one game is one for the record books at the Compuware Sports Arena. It was the first time since the arena opened in 1996 that that has happened.

Peterborough and Plymouth traded seven goals in a wild first period that saw Plymouth leading, 4-3, after 20 minutes of play. Vigilante (penalty shot at 1:01), Meidl (5:58), Boll (9:58) and Neal (19:22) scored goals for Plymouth, sandwiched around Peterborough goals by Aaron Dawson (3:58), Kaleta (9:45) and Morrison (15:19).

Naslund tied the game at 4-4 with his penalty shot at 5:51 of the second period, but Fournier gave the Whalers a 5-4 lead when he scored on a shorthanded breakaway with 22 seconds left in the second period.

Kaleta knotted the game again, 5-5, with 5:17 in regulation when he scored in the middle of scramble in front of the Plymouth goal. Whalers' goaltender Ryan Nie got a piece of the shot, but it trickled over the line to tie the game.

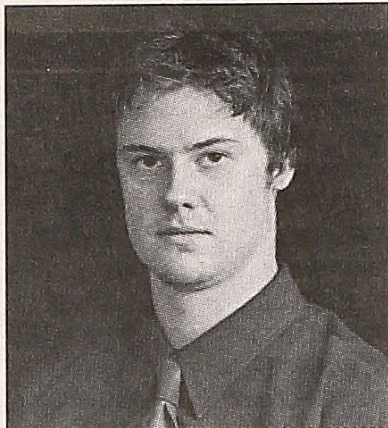
In winning the shootout, Peterborough (20-2-1-0) has now won 15 games in a row. Plymouth sinks to 13-8-1-3 but remains in first place in the OHL's West Division and picked up a point on Saginaw, who lost 8-2 to Owen Sound on Saturday night.

The win streak is quickly approaching existing league records even one—a 17-game win streak—set by the Whalers in 2000. The Windsor Spitfires won 16 straight games from Jan. 18, 1988 through Mar. 3, 1988. The 2004-05 London Knights won 18 straight games from Oct. 23, 2004 through Dec. 8, 2004 and the Kitchener Rangers won 25 straight games from Jan. 11, 1984 through Mar. 16, 1984.

Plymouth is off until next Friday night when they host Mississauga at 7:30 pm and Kitchener next Saturday night at 7:30 at the Compuware Sports

Arena.

**Whalers 2, Greyhounds 4**  
Chris Lawrence's power play



Evan Brophey



Wes Cunningham

goal at 15:03 of the third period snapped a 2-2 tie and the Sault Ste. Marie Greyhounds went on to defeat Plymouth, 4-2, before 3,144 at the Sault Memorial

Gardens.

Jared Boll scored his seventh goal of the season in the first period for Plymouth. John Vigilante added his 10th goal in the third period.

Trevor Solomon, Brett Halstead and Cody Thornton—on an empty net—scored the other Soo goals.

**Sting 3, Whalers 4**

Dan Collins scored his 19th goal at 2:05 of overtime to cap a comeback victory for the Plymouth Whalers as they defeated the Sarnia Sting, 4-3, in overtime last Wednesday night at home.

Before that the Whalers had to battle back from a 2-0 second-period deficit.

After a scoreless first period, Clune and Fraser scored goals for Sarnia to give the Sting a 2-0 lead after 40 minutes.

Vigilante cut the Sarnia lead to 2-1 at 1:18 of the third period, but Painchaud scored on a shorthanded breakaway at 5:39 to bring the Sting back to a 3-1 lead. Neal cut the Sarnia lead to 3-2 when he scored at 9:09 and Ward scored 1:41 later at 10:50 of the third period to tie the game at 3-3.

Collins gave Plymouth the win at 2:05 of overtime when he took a pass from Meidl's and beat Sting goaltender Parker VanBuskirk.

That game marked the debut of center Evan Brophey and defenseman Wes Cunningham who were acquired earlier in the day from Belleville along with a fourth round draft choice in 2006 in exchange for center Cory Tanaka and two second round draft choices. Brophey and Cunningham played regular shifts and did not score.

**Whalers acquire Brophey and Cunningham**

Plymouth Whalers' President, General Manager and head coach Mike Vellucci traded Cory Tanaka and Plymouth's second round draft choices in 2006 and 2007 to the Belleville Bulls for center Evan Brophey and defenseman Wes Cunningham along with a 4th round 2006 draft choice.

"It's tough trading Cory," Vellucci said. "He is a great hockey player and a quality individual. In making the trade, we had a chance to acquire two of our needs—a number one center and another experienced defenseman. You have to give up quality to get quality."

Brophey 19, was Belleville's leading scorer with 9 goals and 17 assists for 26 points in 22 games.

Cunningham, 18, has 2 goals with 4 assists for 6 points and 26 penalty minutes this year in Belleville.



## Let's hear it

While Santa doesn't mention it, he has to be sure that he hears every child's Christmas wishes perfectly. That's why he tends to his hearing at **HUG Center for Hearing** at 445 S. Harvey in Plymouth. This year his was happy to see Kara Hug, left, Emily Hug and Gerald Hug, on all hand to make sure his ears were in perfect shape. The Center is open from 9 a.m. until 5 p.m. Mondays through Fridays and guarantees to provide the latest and best in hearing testing and devices, professionally and discreetly. For more information or an appointment, phone (734) 451-0800.



## Out of sight

Santa has been having his eyesight taken care of at **Forest Place Optical** for many years, and while Dr. Dennis Pickard, center, and technicians Dave Getschman, Sue Eubank and Tania Johnson have helped him every year, even though they haven't been able to convince him to try any of the hundreds of designer frames they offer. Aaron Pickard, next to Santa, however, doesn't think he should change a thing as long as Santa can read his wish list perfectly every year. Forest Place Optical, located at 449 S. Harvey, is open from 10 a.m. until 6 p.m. Mondays through Fridays. For information, phone (734) 455-1727.



# CLASSIFIED

01. Obituaries  
02. In Memoriam  
03. Cards of Thanks  
04. Monuments  
& Cemetery Plots  
05. Announcements  
06. Death Notices  
07. Attorneys  
08. Entertainment  
09. Lost & Found  
10. Coming Events  
30. Help Wanted

31. Help Wanted Sales  
32. Help Wanted Drivers  
33. Child Care  
34. Specialized Services  
35. Situations Wanted  
40. Business Opportunity  
42. Pawn Shops  
43. Money to Loan  
44. Music/Art Lessons  
45. Private Tutoring  
46. Private Instruction  
47. Riding/Horses/Stables

50. Pets & Supplies  
54. Rummage Sales  
55. Estate Sales  
56. Flea Markets  
57. Antiques  
58. Garage and Yard Sales  
59. Auctions  
60. Misc. Sales  
61. Misc. Items  
62. Building Supplies  
63. Business and Office Equipment

64. Lawn & Garden Supplies  
65. Tree Service  
66. Landscape / Nurseries  
67. Garden Plant / Supplies  
68. Garden / Produce  
70. Masonry / Brickwork  
72. Machinery Tools  
73. Musical Merchandise  
74. Sporting Goods  
75. Boats / Accessories  
76. Remodeling & Renovations  
77. Recreation Vehicles

78. Hunting / Fishing  
82. Wanted to Buy  
87. Room for Rent  
88. Duplexes for Rent  
89. Apartments for Rent  
90. Condos/Townhouses for Rent  
92. Business Places for Rent  
93. Banquet Halls  
94. Farm Land for Rent  
95. Garages for Rent  
96. Houses for Rent  
97. Cottages for Rent

98. Mobile Homes for Rent  
99. Flats for Rent  
100. Will Share  
101. Wanted to Rent  
102. Storage  
103. Business Property for Sale  
104. Farms & Acreage for Sale  
105. Mobile Homes for Sale  
106. Houses for Sale  
107. Condos/Townhouses for Sale  
108. Lake and Resort  
109. Income Property

110. Lots for Sale  
111. Out of State Property  
112. Commercial Lease  
113. Real Estate Wanted  
114. Auto Accessories  
115. Autos for Sale  
116. Antique & Classic Cars  
117. Trucks & Vans for Sale  
118. Freebies  
119. Auto Repairs  
120. Motorcycles  
121. Autos Wanted

## 6. Legal-Notices

ATTENTION  
Wayneland Eagles #4104  
Aerie Members

The final reading and vote on Aerie By-Laws will be Wednesday, Dec. 7, 2005 at 7:30 PM at the regular membership meeting.

## 30. Help Wanted

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## 59. Auctions

CITY OF WESTLAND NOTICE OF PUBLIC AUCTION

On DECEMBER 6, 2005 the Westland Police Department will conduct public auctions of impounded abandoned vehicles. The first auction will begin promptly at 10:00am at Westland Service Towing, 300 S. Newburgh, Westland, MI, County of Wayne, where the following vehicles will be offered for sale to the highest bidder:

2001 Ford ZX2  
2 Dr. Silver  
3FAFP11321R110009

The second auction will begin promptly at 11:00am at Westland Car Care, 6375 Hix Rd., Westland, MI, County of Wayne, where the following vehicles will be offered for sale to the highest bidder:

1971 Buick Apollo  
2 Dr Blue  
4B17HSN114137

The third auction will begin at 12:30 at Bridge Towing & Storage, 21720 W. Eight Mile Rd., Southfield, County of Oakland, where the following vehicles will be offered for sale to the highest bidder:

1994 Toyota Tercel  
4 Dr Red  
JT2EL43TXR0397765

1990 Mercury Cougar  
2 Dr Red  
1MEPM6049LH656565

1995 Dodge Stratus  
4 Dr White  
1B3EJ46X1SN608731

All vehicles are sold in "as is" condition. Bidding on all vehicles will start at the amount due for towing and storage. Vehicles may be deleted from this list at any time prior to the start of the auction.

PUBLIC AUCTION Sunday, Dec. 18, 10:00AM Fort Knox Self Storage 39205 Ford Rd., Westland (734)981-0700 [www.fortknoxmi.com](http://www.fortknoxmi.com)

In order to satisfy liens for unpaid rent, Fort Knox Self Storage, in accordance with Michigan law, will sell to the highest cash bidder, the entire contents of each of the following storage units. All units contain common household goods unless otherwise noted:

#535 - B. Porter  
#541 - T. Massey  
#513 - E. Enertrols  
#501 - D. Harris  
#519 - P. Hawkins  
#454 - B. Grissamer  
#464 - J. Johnson  
#387 - H. Adkins  
#231 - C. Pope  
#273 - O. Doolan  
#275 - J. Humphreys  
#277 - D. Santos  
#198 - P. Scheinker  
#026 - M. Williams

Notice is hereby given that on 12/15/05 at 1:30pm, the following will be sold by competitive bidding at The Storeroom Self Storage 40600 Michigan Avenue. Canton, MI:

Unit #637  
Harold C. Sheffer II  
1 Refrigerator  
1 Misc. small appliance  
1 TV, 2 Hand tools  
6 Household furnishings  
12 Misc. household goods  
50 Misc. boxes/bags  
24 Other misc. items

Unit #504  
James Finch  
1 Misc. small appliance  
4 Household furnishings  
6 Misc. boxes/bags  
1 Power tool  
10 Other misc. items

Unit #1008B  
Wanna Johnson  
25 Misc. boxes/bags

## 2. In Memoriam



### 16th Year Memoriam July 20, 1920 - December 2, 1989

In loving memory of Gwendolyn Woody, gone but not forgotten in our hearts. Not a day goes by when we don't think of you and remember the happy times we shared.

Love,  
Marquis, Kathy, Gloria,  
Michelle, and Garnett

## 10 Other misc. items

Unit #231  
Alicia Davis  
4 Household furnishings  
13 Misc. boxes/bags  
6 Other misc. items

## 61. Misc. Items

(NEW) Canopy Bed with New Orthopedic Mattress and Box set. All in original boxes and plastic with full factory warranty. Must Sell Only \$260.00 (734)637-2012

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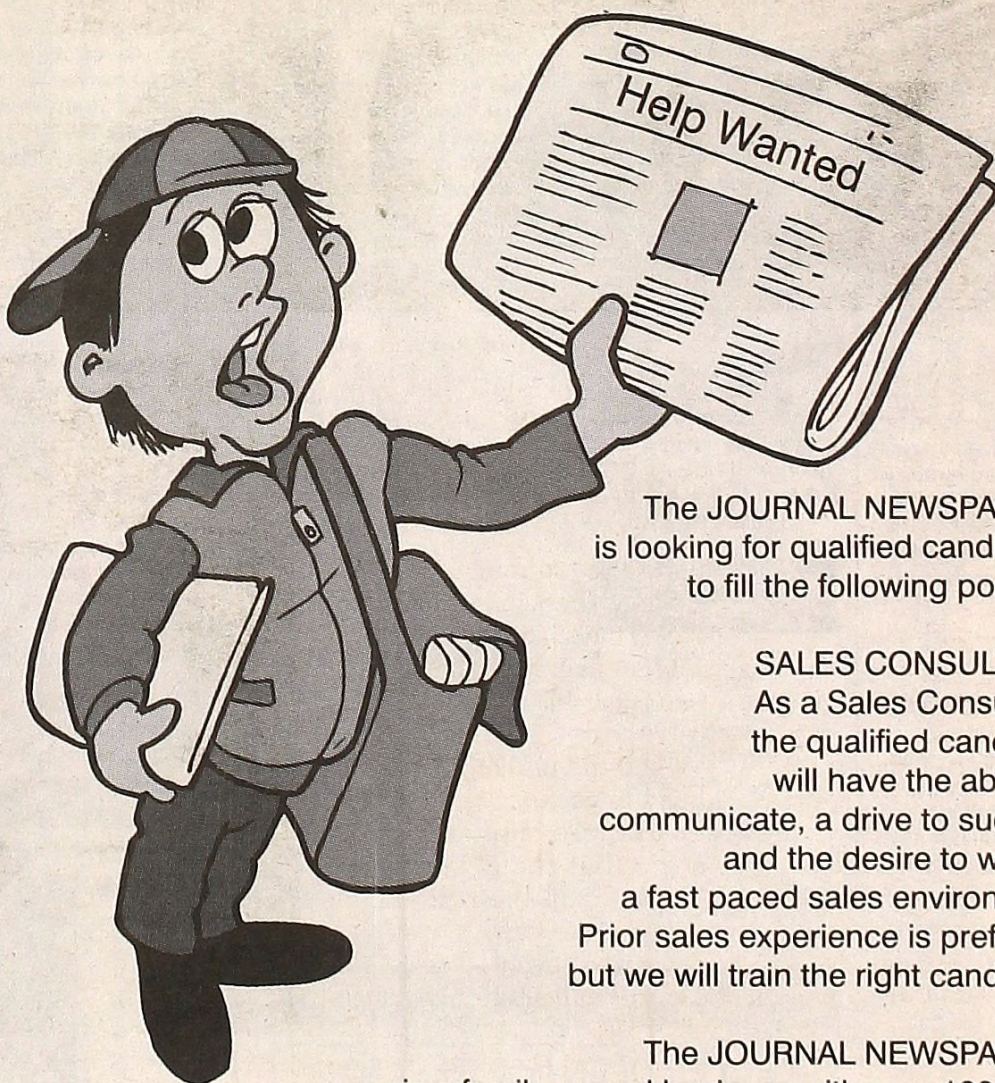
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# THE SCENE

## Hollywood produces holiday duds

Three recent releases fail to live up to promises

Reviewed By  
Kevin Hill  
Staff Writer



## Ice Harvest never warms to potential

Charlie (John Cusack) is a Kansas lawyer with close ties to the local mob; so close that he finds a way to steal \$2 million from them without anyone getting suspicious—for about 5 minutes, anyway. Don't ask how he does it, because *The Ice Harvest* isn't about the actual theft. Instead, we follow Charlie and his partner in crime, Vic (Billy Bob Thornton) around town as they wait out a Christmas Eve ice storm and dodge their vengeful victim.

This movie had promise: the cast seemed nicely picked, with Cusack's somber and forlorn face a nice match for the bumbling underachiever Charlie. Thornton, who is as reliable as anybody can be when it comes to playing nutcases, was in position here to steal the film. And Director Harold Ramis has made some solid hits in his career, most notably *Caddyshack*, *Groundhog Day* and *National Lampoon's Vacation*.

Ramis has also had some misses: *Stuart Saves His Family*, *Bedazzled*, and now *The Ice Harvest*, which was released the

day before Thanksgiving and ended up in 10th place at the box office, taking in only \$5 million during the long weekend.

The problem with *Harvest* is that it never gains any forward momentum. In outline, the story is funny enough. And it isn't all bad, but it never gets cohesive enough to identify even a strong 20 minutes. In other words, the outline is pretty much all we ever get. It's not just the heist we miss—we never get to find out anything. The funny parts are just mildly amusing, and though Charlie is a sad sap, we never get a good reason to feel sorry for him.

That said, the movie is not without a certain dark charm. The first half of the movie sees Charlie roam to a range of strip clubs, all of them suitably scummy.

This is how the pathetic Charlie is spending Christmas, away from his kids (he's divorced from his wife) and taking care of his drunk friend (who's now married to her). The

See *Harvest*, page 22

## Producers can keep Yours, Mine and Ours

Sometimes a stellar cast can transform a ho-hum movie into something remarkable. But, as the recently released *Yours, Mine, & Ours* proves, sometimes they can't.

The uninspired film—a modern version of the 1968 movie of the same name—follows the antics of the whirlwind courtship and marriage of two high school sweethearts years after graduation. Frank Beardsley (Dennis Quaid), is a well-liked admiral in the U.S. Coast Guard with eight children who he, following the death of his wife, has trained drill instructor-style to be perfectly behaved and obsessively neat. Their perfectly regimented routine is destroyed, however, when Frank marries his old flame, Helen White (Rene Russo)—who couldn't be more his opposite. A professional designer, she eschews his obsessive organization giving her children—all 10 of

them—the opportunity to 'express themselves' and to develop their individual creativity. If that makes her home look like it is inhabited by wild beasts, then so be it.

When the unlikely family is forced to coexist, it doesn't go well (surprise, surprise.) War is declared as the offspring do everything in their power to retain the life they have always known and loved—whether it was quasi-military regimentation and expectations of perfection or semi-neglectful bohemian atmosphere.

Unfortunately, Quaid's wonderfully expressive face and gift for physical comedy and Russo's classic caricature of new age motherhood isn't enough to carry the film. Even the actors portraying their children do an excellent job, for the most part. The real problem with the film isn't the acting—it's everything else. The



Reviewed By  
Meghan Chatham  
Staff Writer

plot was tired and cliché-ridden when the original film was released nearly 40 years ago and it hasn't improved with age. I suspect that most moviegoers could guess what they were going to see—from the rivalry that springs up between teen sisters to the inevitable heartwarming moments—before they ever entered the theater.

All in all, the film is too

schmaltzy and too clearly inspired by the *Brady Bunch* to have had a real chance at survival.

Unlike some of the recent revisitations of classic family films—*The Parent Trap*, *Freaky Friday*—the film does absolutely nothing to update the storyline for contemporary society. Although the film is rated PG and is presumably child-friendly, par-

ents of young children might want to think twice. Not because it's violent or adult in any way—just because it's rather dull. Although there are a few pratfalls and some slapstick humor—most of which is shown in the previews—in the end the film has a lot of talk and not all that much action.

The film has a running time of about 90 minutes.



## THE SCENE

Audiences should stay out of *In the Mix*

It happens all the time. A star who has come into his/her own in another entertainment genre receives a slew of offers to star in awful movie roles.

Coming off the enormous success of his *Confessions* album, music uberstar Usher got offered—and took—on this putrid role when he was offered a part in *In the Mix*.

Usher plays Darrell, an up-

and-coming DJ with childhood ties to a mafia family led by Frank (Chazz Palminteri). The family is embroiled in a mysterious turf war, and through a series of mishaps and misunderstandings, Darrell is enlisted as the bodyguard for Frank's daughter, Dolly (Emmanuelle Chriqui). They're from different worlds, and yet, Darrell and Dolly realize, they're also quite

attractive and might just fall in love.

The film actually depicts a young-adult interracial romance onscreen; and, with a light touch, avoids any temptation to make it into a social drama. It would be nice if these depictions were more common in the film world; then I could just say that *In the Mix* has no merit whatsoever. It's already so close to being true.

Filmmakers always look to capitalize on an entertainer's success in an attempt to fatten their pockets. *In the Mix* is yet another example of this. It's a cute film for teens to go see—I don't think the day before Thanksgiving opening date is a coincidence, but, outside of Usher's popularity, I don't see any reason for anyone to go see this film.

## Harvest

FROM PAGE 21

characters, the mood of the bars, the descent into drunkenness as dawn approaches—all of this opens a world of possibility. But while the camera is dutifully pointed at Cusack, he never makes it clear what his character's problem is. At one point, Charlie opines that there's no reason to have regrets. But the movie sets him up as a misguided criminal in search of redemption. Then, he reacts to the disastrous events unfolding around him with irritating passiveness. Perhaps Cusack wasn't the best match for this role, after all.

Thornton is likewise wasted, and seems a bit lost—as if he realizes his screen time will be far less than advertised. As Vic, he seems bored with the whole operation.

Oliver Platt is clearly perfect as the drunk friend, but how hard is it to play a drunk? Here's someone who could have given great emotional depth to the role, but like the others, he remains one-sided to the end.

As Charlie and Vic see their plan dissolve, we start to care less about who's double crossing who because we don't know where they've come from and we don't care what they're doing.

It's too bad—*The Ice Harvest* had all the makings of a dark holiday classic, but like their master plan, the robbery, they bungle the movie, too.

## 25 Days of Christmas home video entertainment

We here at *The Journal Newspaper* staff have compiled a list of our 25 favorite Christmas movies to share with our loyal readers. The list is designed to give readers an idea of some of the most entertaining holiday films available at the local video store—one for each night from tonight (Dec. 1) to Christmas Day.

## Dec. 1

**Trapped in Paradise (1994)**

On Christmas Eve the Firpo brothers, three big-city crooks played by Nicolas Cage, Dana Carvey and Jon Lovitz, go from New York City to the small, quaint town of Paradise for the score of a century.

## Dec. 2

**Emit Otter's Jug-Band Christmas (1977)**

From Jim Henson, the creator of the Muppets, comes a story about Emmet Otter and his mother who are dirt poor but blessed with musical talent and good singing voices. Christmas is around the corner and they both want to get each other presents.

## Dec. 3

**Die Hard (1988)**

Not your typical holiday flick but the guys should love that it made the list. A New York City cop (Bruce Willis) gets trapped in a Los Angeles skyscraper occupied by terrorists on Christmas Eve.

Parents might want to send the kids to bed early or invest in some earmuffs because there's a lot of shooting, a lot of killing and tons of swearing. But it does take place at Christmas.

## Dec. 4

**Jingle All the Way (1996)**

High-powered business man Howard Langston (Arnold Schwarzenegger) loves his wife, Liz, and son, Jamie, but never seems to have any time to spend with them. Howard swears to make it up to Jamie, promising to buy him the most sought after Christmas present, Turbo Man. His odyssey to find the

toy turns in to a epic misadventure as he battles a crazed postman (Sinbad) for the final Turbo Man.

## Dec. 5

**Frosty the Snowman (1969)**

Jimmy Durante narrates this classic tale about the most famous of all snowman, Frosty, magically brought to life. Karen, neglected by her parents stumbles across a magical hat rumored to be the property of an evil magician. She places the hat on Frosty's head and he magically comes to life.

## Dec. 6

**Prancer (1989)**

This cute family comedy is one for the kids. The story revolves around a young girl, Jessica, who stumbles across an injured reindeer in the woods near her father's apple farm in Michigan. She is convinced that it is Prancer, one of the reindeer that pulls Santa's sleigh on Christmas. She slowly nurses the animal back to health but not before the local and national media have a field day.



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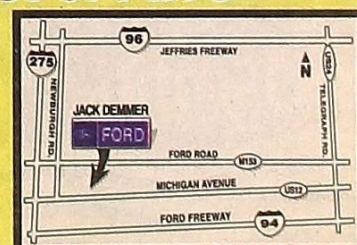
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